

DECEMBER 2001

Neighborhood Revitalization Plan Update
and Original Edenvale/Great Oaks Neighborhood Revitalization Plan

Edenvale/Great Oaks



STRONG NEIGHBORHOODS INITIATIVE



Edenvale/Great Oaks Neighborhood Revitalization Plan Update
Strong Neighborhoods Initiative

With Original Neighborhood Revitalization Plan attached

**Approved by City Council
City of San Jose
December 4, 2001**

**City of San Jose
Department of Planning, Building and Code Enforcement**

Note: This Volume contains both the Strong Neighborhoods Update of the *Edenvale/Great Oaks Neighborhood Revitalization Plan* and the original *Plan*. The original *Plan* can be found in its entirety behind the *Update*. The *Update* builds on the original *Plan*, but retains the original community vision. The *Update* identifies some additional objectives and resources and includes “Top Ten” priorities and a new combined Improvement Plan and Action Item Matrix. The original *Plan* provides extensive background information and contains some substantial discussions and illustrations of various improvement concepts that will be useful to the reader’s understanding of several of the Action Items.

TABLE OF CONTENTS

ACKNOWLEDGEMENTS.....	i
EXECUTIVE SUMMARY.....	iii
INTRODUCTION	1-U
Strong Neighborhoods Initiative.....	1-U
Purpose of Updating the Edenvale/Great Oaks Neighborhood Revitalization Plan.....	1-U
Planning Process for the Update.....	2-U
Organization of the Update.....	3-U
REDEVELOPMENT OPPORTUNITIES	5-U
ACTION PLAN	9-U
“Top Ten” Priority Actions	11-U
Action Plan	23-U
<i>Neighborhood Condition and Maintenance</i>	24-U
<i>Neighborhood Facilities and Services</i>	38-U
<i>Neighborhood Safety</i>	45-U
<i>Neighborhood Land Use and Parking</i>	50-U
<i>Neighborhood Organization and Participation</i>	53-U
Implementation Approach	57-U
Action Plan Matrix	59-U
GLOSSARY OF ACRONYMS.....	77-U
APPENDIX A: Edenvale/Great Oaks Traffic Calming Issues	79-U
APPENDIX B: Edenvale/Great Oaks Cost Estimates for Lighting Improvements	81-U
EDENVALE/GREAT OAKS NEIGHBORHOOD REVITALIZATION PLAN...ATTACHED	

LIST OF FIGURES

Figure 1: Edenvale/Great Oaks SNI Planning Area.....	4-U
Figure 2: Edenvale/Great Oaks Potential Development Opportunities Sites.....	7-U

EDENVALE/GREAT OAKS NEIGHBORHOOD REVITALIZATION PLAN

STRONG NEIGHBORHOODS INITIATIVE UPDATE

ACKNOWLEDGEMENTS

The following people are gratefully acknowledged for providing valuable assistance in the development of the *Edenvale/Great Oaks Neighborhood Revitalization Plan*, Strong Neighborhoods Initiative Plan Update

1. EDENVALE/GREAT OAKS PLAN IMPLEMENTATION COALITION

Dan Schipper, President
Judy Purrington and David Sommers, Co-Vice Presidents
Rachel Rose, Treasurer
Helen Sironen, Secretary
Arturo Hernandez, Member at Large
Aurelia Morgan, Member at Large
Gilda Carlsen, Member at Large

2. MAYOR AND CITY COUNCIL

Ron Gonzales, Mayor
Linda LeZotte, District 1
Forrest Williams, District 2
Cindy Chavez, District 3
Chuck Reed, District 4
Nora Campos, District 5
Ken Yeager, District 6
George Shirakawa, Jr., District 7
David D. Cortese, District 8
John Diquisto, District 9
District 10, Pat Dando

3. CITY MANAGER'S OFFICE

Del Borgsdorf, City Manager
Jim Holgersson, Deputy City Manager

4. NEIGHBORHOOD CORE TEAM

Michael Brilliot, PBCE
Clare Campbell, PBCE
Angela Stea, PBCE
John Hernandez, PBCE
Marina Dyke, PRNS
Greg Cajina, PRNS
Diana Tone Adams, PRNS
Lindsey Fonick, RDA
Perla Arellano, Council District 2
Sara Vande Kapelle, Council District 2
Olivia Nunez, Mayor's Office

5. CITY OF SAN JOSE

Planning, Building and Code Enforcement

Joseph Horwedel, Acting Director
Laurel Prevetti, Acting Deputy Director
Pat Colombe

Parks, Recreation and Neighborhood Services

Mark Linder, Director
Margaret Cohen, Deputy Director
Betty Keith
Joe Mosley
Kip Harkness

Redevelopment Agency

Susan Shick, Executive Director
Jay Marcus, Dep. Executive Director
Richard Keit

Department of Transportation

Wayne Tanda, Director
Laura Wells
Sam Koosha

Library Department

Jane Light, City Librarian
Gordon Yusko, Supervising Librarian

6. TECHNICAL ADVISORY COMMITTEE

Dorothy Abeyta, DOT

Stephen Au, DOT

Mark Beaudoin, DOT

Todd Capurso, PRNS

Renee Gurza, CITY ATTY'S OFFICE

Greg Jobe, PUBLIC WORKS

Nanci Klein, OED

Sam Koosha, DOT

Hans Larsen, DOT

Jamie Matthews, PBCE

Dave Mitchell, PRNS

Fred Moezzi, PUBLIC WORKS

Jim Norman, PRNS

Steve Parker, PUBLIC WORKS

Manuel Pineda, DOT

Lori Popovich, DOT

Maria Ruiz, HOUSING

Rick Stanley, PRNS

Laura Wells, DOT

Suzanne Wolf, PRNS

Gordon Yusko, LIBRARY

EXECUTIVE SUMMARY

Edenvale/Great Oaks Neighborhood Revitalization Plan and Strong Neighborhoods Initiative Plan Update

The document includes both the original *Edenvale/Great Oaks Neighborhood Revitalization Plan* that was approved by the City Council in April of 2000 and the *Strong Neighborhoods Initiative Update* of the original *Plan*. The 2000 *Plan* outlines a vision for the Edenvale/Great Oaks Neighborhood, goals and objectives, improvement recommendations, and 77 actions intended to implement the *Plan* vision and its goals and objectives. Except for the expansion of the Edenvale/Great Oaks Plan area, as part of the Plan Update process, the Edenvale/Great Oaks community developed a “Top Ten” list of priority actions, identified additional actions to address issues and needs not addressed in the original *Plan* and developed recommendation on the development and redevelopment of vacant and underutilized sites in the area. Together, the two *Plans* provide a blue print for improving the quality of life in the Edenvale/Great Oaks Neighborhood.

The “Top Ten”

The Edenvale/Great Oaks Area Planning Implementation Coalition, with community input from workshops and Coalition meetings, identified the following “Top Ten” priority actions. These “Top Ten” Actions were identified as those actions that would most contribute to improving the livability of the Edenvale/Great Oaks Neighborhood and achieving the Edenvale/Great Oaks community’s vision for its future. The following “Top Ten” items are listed in priority order:

1. Construct an interim Great Oaks neighborhood center
2. Replace the existing Edenvale Roundtable Community Association Neighborhood Center
3. Develop a new Council District Two community center
4. Develop a community garden at the end of East Branham Lane and Discovery Avenue.
5. Construct a skateboard park
6. Plant and replace street trees
7. Improve traffic safety and congestion around neighborhood schools
8. Install American Disabilities Act (ADA) curb ramps
9. Prepare a neighborhood traffic calming plan
10. Improve street lighting

EDENVALE/GREAT OAKS NEIGHBORHOOD REVITALIZATION PLAN

STRONG NEIGHBORHOODS INITIATIVE UPDATE

Plan Vision

This Plan envisions a neighborhood that is safe, attractive, has a strong sense of community, and celebrates its cultural diversity, where:

- Neighbors work individually and collectively to maintain and improve their neighborhood.
- Property owners and residents take pride in their properties and keep them well maintained and attractive.
- Great Oaks Park has facilities and recreational opportunities that meet the needs of neighborhood residents, especially the children.
- Criminal activity is reduced and residents feel safe both in their homes and throughout the neighborhood, and private and public property is secure from vandalism and theft.
- Streets and intersections within and adjacent to the neighborhood are safe for pedestrians, especially children, as well as bicyclists and motorists.
- Residents have convenient access to shopping, education, health care and recreational opportunities.
- New land uses and developments support and enhance the community.
- Adequate parking is available to all residents.
- Public streets are well maintained, attractive, and clean.

Plan Goals

To achieve the vision, the following goals have been identified by the community to provide a more specific direction for improving the neighborhood:

- Create an attractive and inviting neighborhood by improving the overall appearance and maintenance of private properties.
- Create an attractive and inviting neighborhood by eliminating conditions that contribute to visual blight along neighborhood streets.
- Repair, maintain and/or upgrade existing public infrastructure including streets, sidewalks, curbs, gutters, and sewer systems.
- Improve traffic flow at those intersections and street segments experiencing traffic congestion.
- Minimize the occurrence of nuisance activities throughout the Edenvale and Great Oaks neighborhoods.
- Create a community that is, and is perceived as, a clean well cared for place.
- Improve and increase recreational opportunities, amenities, and safety at Great Oaks Park.

- Improve and expand existing City and other public services available to neighborhood residents and promote additional services, if necessary, to address identified unmet neighborhood needs.
- Prevent crime and enhance the overall security of the Edenvale and Great Oaks Neighborhood.
- Improve traffic and pedestrian safety in the Edenvale and Great Oaks Neighborhood, especially adjacent to neighborhood schools, to create a safer street environment for neighborhood children, pedestrians and motorists.
- Increase street lighting to improve neighborhood security and pedestrian and traffic safety.
- Discourage the introduction of land uses into the neighborhood that disrupt the community and encourage new land uses, including mixed uses, that support and enhance the community.
- Improve availability of parking for residents.
- Promote the involvement of community members to collectively work together to improve their neighborhood and implement the Edenvale/Great Oaks Neighborhood Revitalization Plan by developing new neighborhood organizations.
- To strengthen existing neighborhood organizations and to assist with the formation of new neighborhood organizations, provide neighborhood organizations with facilities in which to plan and undertake community efforts and activities.
- Foster a sense of shared community identity and pride among residents from all backgrounds and encourage residents to take ownership of their neighborhood and to participate in the effort to improve their neighborhood.

Introduction

Strong Neighborhoods Initiative

In the year 2000 the Mayor and City Council made a commitment to strengthen San Jose's neighborhoods and launched the Strong Neighborhoods Initiative (SNI). By focusing resources from the City of San Jose, San Jose Redevelopment Agency, private investment, and public-private partnerships, the Strong Neighborhoods Initiative will:

- improve neighborhood conditions
- enhance community safety
- expand community services
- strengthen neighborhood associations

With these goals in mind, the Edenvale/Great Oaks community engaged in a Plan update process to reexamine their Neighborhood Revitalization Plan (NRP) that was adopted by City Council in April of 2000 and considered ways in which to enhance or add to the existing Plan.

Purpose of Updating the Edenvale/Great Oaks Neighborhood Revitalization Plan

The Strong Neighborhoods Initiative presents an opportunity for the Edenvale and Great Oaks neighborhoods to obtain additional resources that were not foreseen during the Neighborhood Revitalization Plan process. The existing Edenvale/Great Oaks Neighborhood Revitalization Plan was updated to be consistent with the Strong Neighborhoods Initiative by:

- Identifying community needs known but not included in the original Plan.
- Identifying any compelling neighborhood needs that have surfaced since approval of the original Plan.
- Searching for and designating potential new development, or redevelopment, sites.
- Identifying potential funding sources that may differ from or supplement the original Plan assumptions.
- Identifying new priorities.
- Reviewing the implications of city, and other agency, plans, policies and projects approved or proposed since approval of the original Neighborhood Revitalization Plan. Examples include the improvements planned with the City's recently approved parks and library bond measures, the Greenprint Plan, the new traffic calming program, etc.

This attachment is the update to the original Plan. Together, the Plan and the Plan update attachment outline the vision and goals and objectives of the Edenvale and Great Oaks community and outlines the actions that need to occur to achieve their vision. In addition to the inclusion of new issues and actions identified by the community, several actions found in the original Neighborhood Revitalization Plan are no longer found in the update. In the period between the adoption of the plan by Council in April 2000, and the completion of the SNI update, these actions have been accomplished!

EDENVALE/GREAT OAKS NEIGHBORHOOD REVITALIZATION PLAN
STRONG NEIGHBORHOODS INITIATIVE UPDATE

Highlights of these are:

- NRP Actions 35-39: As a result of the NRP, work will commence on a complete remodeling on Great Oaks Park. Completion is scheduled for May 2002!
- NRP Action 40: The Valley Transportation Authority responded to the concerns of the community and extended bus route 72 to better serve the residents of the Edenvale/Great Oaks neighborhood.
- NRP Action 54: The planting of street trees on Azucar Avenue as a traffic calming measure and to help beautify the street has been completed.
- NRP Action 62: Adult Crossing Guards have been appointed to improve the safety of children walking to school.

As a result of the Strong Neighborhoods Initiative, the Edenvale/Great Oaks Plan area was expanded. The Plan area now includes Carolyn Davis Intermediate School as well as the residential blocks to the south of the School, between the school and Monterey Highway (For the exact boundaries refer to Map #1). With a few exceptions, including the proposal to locate a new full service community center at Carolyn Davis School, the plan process did not focus on specific improvements in the “expansion” area. However, many of the improvements that are recommended in this Plan update such as planting new street trees and installing Americans with Disabilities curb ramps, are intended to be implemented in the “expansion” area as well as the originally revitalization Plan area. It should be noted that, with the expansion, all of the area represented by the Edenvale Roundtable Community Association is now included in the Plan area.

The actions described in the Plan update reflect the community’s desired future. Many of the improvements suggested do not currently have funding available. This Plan serves as the Edenvale/Great Oaks area community’s “wish list” of improvements for enhancing the neighborhood. Where funding is immediately available for improvements, City staff, community members and other potential partners can move expediently towards implementation. Where funding is not available, the Plan will allow City staff and community organizations to focus their efforts in seeking funding for improvements that are a high priority for the community.

Planning Process for the Update

The community actively participated in this process by reviewing the existing Plan and identifying new and continuing issues in the area, developing new or enhanced action items in the plan, identifying redevelopment opportunities in the area, and actively participating in one community workshop and monthly Edenvale/Great Oaks Area Planning Implementation Coalition (EGOPIC) meetings. The community workshop and EGOPIC meetings were open to the public.

EGOPIC is a group of Edenvale/Great Oaks area residents, property owners, representatives of the Edenvale Roundtable Community Association and the Great Oaks Neighborhood Association

and other interested citizens. It was created from the original Advisory Group that led the Neighborhood Revitalization Plan process. Since completion of the NRP, EGOPIC has created a strong coalition of community organizations and has successfully implemented, or is in the process of implementing, many of the actions in the Revitalization Plan. EGOPIC acted as the

SNI Neighborhood Advisory Committee and from May 2001 through November 2001 devoted an hour of their regular monthly meetings to the review and update of their Neighborhood Revitalization Plan.

Working closely with the community was the City staff Neighborhood Team. The Neighborhood Team is the core staff working in each SNI Planning Area. The key members in the group were representatives from the Department of Planning, Building and Code Enforcement (PBCE) including the Planning Division and the Code Enforcement Division, the Department of Parks, Recreation, and Neighborhood Services, including the Neighborhood Services Division, and the Redevelopment Agency. Although not hierarchical, the Planning Division had the lead in coordination and facilitation of the Planning update process and Neighborhood Services and the Redevelopment Agency will have the lead during the implementation phase. This Team was established to work with the community through the planning and implementation phase.

Organization of the Update

Following this introduction, the Plan Update is organized into the following Chapters:

- | | |
|----------------|------------------------------|
| Chapter Two: | Redevelopment Opportunities |
| Chapter Three: | Action Plan |
| | • “Top Ten” Priority Actions |
| | • Action Plan |
| | • Action Plan Matrix |
| | • Implementation Approach |
| Appendices | |

Figure 1

Edenvale/Great Oaks SNI Planning Area



 Edenvale/Great Oaks Strong Neighborhoods Initiative Plan Area



REDEVELOPMENT OPPORTUNITIES CHAPTER

One of the goals of the Strong Neighborhoods Initiative is to identify, within each SNI plan area, vacant and underutilized properties that could be developed or redeveloped and to recommend appropriate development of these sites. Development and redevelopment of vacant and underutilized properties is an additional strategy to improve the livability of an area. Vacant and underutilized properties can and often do contribute to visual blight and attract nuisance activities. If developed with a project that is compatible in scale, use and design with the surrounding neighborhood, new development can not only remove a neighborhood nuisance but can bring a needed use into the area and can encourage further investment in the neighborhood.

The Edenvale/Great Oaks Plan area is almost entirely built out with few properties that are likely candidates for redevelopment. Only four properties were identified as having development or redevelopment potential. These properties and recommendations for their development are described below. It should be noted that the largest and most significant redevelopment opportunity, the Edenvale Shopping Center, is being addressed by the Redevelopment Agency in a separate plan process and thus is not addressed in this chapter. Nevertheless, individual actions related to the redevelopment of this shopping center are included in the Action Plan chapter of this Plan update.

1. Vacant properties on Vera Lane westerly of its intersection with Roeder Road

These three parcels total just over 19,500 square feet. The corner lot is 10,019 square feet and the two adjacent properties are each 4,792 square feet. The General Plan designates these properties as Medium High Density Residential (12-25 dwelling units per acre) and they are zoned R-M (Multiple Residence District). Residential development with a density between 12 and 25 dwelling units to the acre is appropriate for these properties; duplexes are located adjacent to the north and a large apartment complex is located across Vera Lane. Combining the three lots into one would increase the development potential of these properties.

2. Vacant gas station at 5350 Monterey Highway

The property is approximately 0.45 acres and is zoned Light Industrial. The General Plan land use designation for the property is Medium Low Density Residential (8 dwelling units to the acre). Surrounding the property is Eden Palms, an affordable family development with a density of 14.2 dwelling units to the acre. A housing project similar in scale, density and design to that of Eden Palms would be most appropriate for this site. The motor vehicle and pedestrian circulation of any new residential development on this property should be integrated with the circulation in the Eden Palms development if feasible. It should be noted that a higher density General Plan Land use category would be appropriate for this property and on the portions of the adjacent properties that are designated for Medium Low Density Development. The City should consider changing the General Plan land use designation of this and the portions of the surrounding properties to a higher density Residential General Plan land use designation to encourage development of this site.

EDENVALE/GREAT OAKS NEIGHBORHOOD REVITALIZATION PLAN

STRONG NEIGHBORHOODS INITIATIVE UPDATE

3. City owned vacant right-of way at the end of Branham Lane and Discovery Avenue.

Originally this property was designated as a right of way for the planned extension of East Branham Lane over Highway 101. At this time, this extension is no longer planned. As part of the Edenvale/Great Oaks Plan update process the community has identified the vacant City owned lot as a preferred location for their community garden and the development of this community garden at this site was designated by the community as a Top Ten Priority (See Top Ten Action 4a – 4f). In addition, the General Plan has designated a future bike and pedestrian path and bridge over US 101, part of which would be built along this property. The General Plan land use designation for the property is Medium High Density Residential (12-25 dwelling units per acre) and would need to be changed to Public Park/ Open Space to accommodate the desired community garden. It should be noted that the narrow width of the lot would make it difficult to accommodate a medium-high density residential development as called for currently in the General Plan.

4. Privately owned property at the end of Branham Lane and Discovery Avenue.

This vacant property is not fenced and has experienced on-going problem with litter and dumping. The General Plan designation is Medium High Density Residential and the property is zoned R-2. A single-family or duplex use would be appropriate on this property. However, the development potential of this property is limited due to the City's requirement for a significant public street dedication upon development of the property. A single-family home or duplex project would have difficulty adhering to the City's current R-2 setback regulations and the zoning code's residential parking requirements. If the R-2 regulations and the parking requirements are a constraint to development of this property, the property owner could apply for a development exception or apply for a planned development zoning. If site constraints make it unfeasible to develop the property the City should encourage the property owner to explore the possibility of dividing up the property and selling it to adjacent property owners to expand their back yards. To encourage the development of this property the Department of Public Works may want to reevaluate the extent of their dedication requirement.

Figure 2

Edenvale/Great Oaks Potential Development Opportunities Sites



Edenvale/Great Oaks Strong Neighborhoods Initiative Plan Area

Potential Development Opportunities Sites



EDENVALE/GREAT OAKS NEIGHBORHOOD REVITALIZATION PLAN
STRONG NEIGHBORHOODS INITIATIVE UPDATE

Action Plan Chapter

Over the course of both the Neighborhood Revitalization Process and the Strong Neighborhoods Initiative Plan update process the community identified those actions that need to occur to achieve their vision and goals and objectives as set forth in the Edenvale/Great Oaks Neighborhood Revitalization Plan. This Chapter contains the community's "Top Ten" list of priority actions, and contains the overall action plan and action plan summary matrix which are updated and expanded versions of the action plan and action plan matrix in the original Revitalization Plan. In addition, this chapter outlines how the actions contained in this Plan might be accomplished.

The "Top Ten"

As part of the Plan update process the, Edenvale/Great Oaks Plan Implementation Coalition with input from the community at large, selected from the overall Action Plan its "Top Ten" priority actions. Resource constraints make it impossible to implement all of the actions in the overall Action Plan at once. Rather, existing resources must first be focused on the actions that matter most - the projects that will make the most tangible difference to residents and local businesses given existing resources. The "Top Ten" items reflect those actions that the community determined would most contribute to improving the livability of their neighborhoods.

The "Top Ten" list is not ordered to suggest that one action is more important than another or that one must be completed before another. Action steps should be taken immediately to move forward on as many of the priority actions as possible. Some require only a short time frame to complete, while others will take much longer.

Each action listed in the "Top Ten," as well as in the overall action plan outlines the following:

The specific action to be taken or improvement to be made

The Top Ten priority items, in most cases, are broken into individual discrete actions. These individual actions outline each of the steps that are necessary to implement an item or improvement.

The timeframe by which the action or improvement is expected to be completed

The timeframes are:

- * Immediate Term: 0-18 months
- * Short Term: 0 to 3 years.
- * Medium Term: 3 to 6 years
- * Long Term: 6+ years
- * Ongoing

It should be noted that these time frames are different than in the original Edenvale/Great Oaks Neighborhood Revitalization Plan but are consistent with the timelines being used in the Strong Neighborhoods Initiative Plans.

EDENVALE/GREAT OAKS NEIGHBORHOOD REVITALIZATION PLAN
STRONG NEIGHBORHOODS INITIATIVE UPDATE

The parties responsible for implementing the given action or improvement

The action identifies which City Department is expected to take the lead on implementing a given action. In addition, other City Departments are identified that will need to play a role in implementing a given action. For actions that require the active participation of the community, a community lead is also identified as well as other responsible parties in the community.

Estimated cost

For the Top Ten items only, estimated costs to complete a given action or improvement are identified. The City Department or Division that is expected to be responsible for implementing the given action provided these costs. In some cases, costs are not identified because a study will first need to be completed to determine the scope of work.

Top Ten Action Plan

Great Oaks Neighborhood Center

1a. Determine desired uses and facilities at a Great Oaks neighborhood center.

Timeframe: Immediate term

City Department Project Lead:

Parks, Recreation and Neighborhood Services

Community Project Leads:

Great Oaks Neighborhood Association

Action: The Great Oaks Neighborhood Association, with the assistance of the Department of Parks, Recreation and Neighborhood Services, should conduct a survey of residents in the Great Oaks Neighborhood to determine what type of activities and facilities are desired at the center.

1b. Develop an interim Great Oaks neighborhood center.

Timeframe: Short term.

City Department Project Lead:

Parks, Recreation and Neighborhood Services

Community Project Leads:

Great Oaks Neighborhood Association

Additional Responsible Party:

Oak Grove School District

Estimated Costs: \$200,000 and \$700,000 for a new neighborhood center. Less if a used structure could be acquired from the Oak Grove School District.

Action: The Great Oaks Neighborhood Association (GONA) has expressed an interest in having their facilities incorporated into the proposed Council District Two Community Center (See Top Ten Action Item 3). In the interim, they are interested in setting up a temporary portable facility at Stipe Elementary School. The Department of Parks, Recreation and Neighborhood Services (PRNS) should assist the Great Oaks Neighborhood Association (GONA) with the acquisition and installation of a temporary portable community center. GONA is currently exploring with the School District the possibility of acquiring a surplus portable structure.

The Edenvale/Great Oaks Neighborhood Revitalization Plan Advisory Group set aside \$200,000 for the purchase and installation of a portable facility. If a surplus portable can be acquired, \$200,000 should be adequate to pay for the development of a GONA center. If a new permanent structure would need to be acquired, then costs could exceed \$200,000. In this case, Parks, Recreation and Neighborhood Services should assist GONA with obtaining additional funding to develop a neighborhood center.

EDENVALE/GREAT OAKS NEIGHBORHOOD REVITALIZATION PLAN
STRONG NEIGHBORHOODS INITIATIVE UPDATE

ERCA Neighborhood Center

2a. Secure additional funding, if necessary, to construct Edenvale Roundtable Community Association center.

Time-frame: Immediate to short-term

City Department Project Lead:
Parks Recreation and Neighborhood Services

Community Lead:
Edenvale Roundtable Community Association
Edenvale/Great Oaks Plan Implementation
Coalition

Other Responsible Parties:
Oak Grove School District (Edenvale
Elementary School)

Action: The Department of Parks, Recreation and Neighborhood Services should assist the Edenvale Roundtable Community Association (ERCA) with securing additional funding to purchase and install a new portable ERCA facility. The Edenvale/Great Oaks Neighborhood Revitalization Plan Advisory Group set aside \$80,000 of its one-time discretionary funds to pay for a new portable ERCA center at the Edenvale Elementary School. To minimize the cost of installation, the initial proposal identified in the Edenvale/Great Oaks Neighborhood Revitalization Plan was to install the new portable facility on the foundation of the existing portable structure. This is no longer an option and therefore costs estimates may be higher than originally estimated. Additional funding to pay for the new structure could be obtained through the Strong Neighborhoods Initiative program and/or a Community Action & Pride Grant (CAP).

2b. Replace the existing Edenvale Roundtable Community Association Center with a new portable facility.

Time-frame: Short-term

City Department Project Lead:
Parks, Recreation and Neighborhood Services

Community Leads:
Edenvale/Great Oaks Plan Implementation
Coalition;
Edenvale Roundtable Community Association

Other Responsible Parties:

Action: The Department of Parks, Recreation and Neighborhood Services (PRNS) should assist the Edenvale Roundtable Community Association with the purchase and installation of a portable community center. The design and installation should be coordinated with Oak Grove School District.

Oak Grove School District (Edenvale Elementary School)

Estimated Costs: \$300,000 for portable structure

New Council District Two Community Center

3. Conduct feasibility/master plan study for a new community center in the vicinity of the Edenvale/Great Oaks community.

Timeframe: Short-term (for master plan study)

City Department Project Lead:
Parks Recreation and Neighborhood Services-Parks Division

Estimated Costs: \$550,000

Action: Parks, Recreation and Neighborhood Services (PRNS) should conduct a master plan process to determine the feasibility of a community center in the Edenvale/Great Oaks Area and to determine which facilities, activities and programs would be desired by the community in this center. As part of this plan update process the community identified the need for sports oriented facilities, facilities that would allow for multi-cultural events, and a computer room that would allow for computer training classes. Carolyn Davis Intermediate School has been identified as the preferred location for this proposed community center. PRNS should work with the Oak Grove School District to explore the feasibility of locating the center at this school. Partnerships for shared use should also be explored with the School District and the Boys and Girls Club.

Community Garden

4a. Explore the feasibility of developing a community garden.

Timeframe: Immediate-term

City Department Project Lead: Parks, Recreation and Neighborhood Services-Parks Division

Action: The Department of Parks, Recreation and Neighborhood Services (PRNS) should explore the feasibility of developing a community garden on City owned land at the end of East Branham Lane and Discovery Avenue. As part of this process, PRNS should explore with Caltrans the possibility of and need for obtaining an use easement on the

EDENVALE/GREAT OAKS NEIGHBORHOOD REVITALIZATION PLAN

STRONG NEIGHBORHOODS INITIATIVE UPDATE

Additional Responsible Parties: Department of Planning, Building and Code Enforcement – Planning Division

Caltrans owned land adjacent to the US 101. As part of the feasibility analysis, the Department of Planning, Building and Code Enforcement should conduct a preliminary environmental analysis of the site to determine if there are any environmental issues that could hinder the development of a community garden at this location.

4b. Secure funding for the development of the community garden.

Timeframe: Short-term

City Department Project Lead: Parks, Recreation and Neighborhood Services-Parks Division

Action: If a community garden is determined to be feasible (as per action item 4a), Parks, Recreation and Neighborhood Services should secure funding to design and construct this garden. Construction and Conveyance tax (C and C) funds could pay for a portion of the garden's development; \$100,000 in C and C funds is currently earmarked for a community garden in Council District 2 in fiscal year 2003-2004. Strong Neighborhoods Initiative redevelopment funds could potentially pay for the balance of the cost.

4c. Develop master plan for the community garden.

Timeframe: Short-term

City Department Project Lead: Parks, Recreation and Neighborhood Services-Parks Division

Action: The Department of Parks, Recreation and Neighborhood Services should work with the Edenvale and Great Oaks community to develop a master plan for the community garden project. The master plan should not only determine the design of the facility but should also establish how the facility will be maintained.

4d. Change the General Plan land use designation of the community garden project site.

Timeframe: Short-term

City Department Project Lead: Planning, Building and Code Enforcement – Planning

Action: The Department of Planning, Building and Code Enforcement should initiate a General Plan amendment to change the land use designation of the public properties proposed for the community garden to a Parks and Open Space land use designation.

4e. Obtain an easement for use of Caltrans property if necessary.

Timeframe: Short-term

City Department Project Lead: Parks, Recreation, and Neighborhood Services-Parks Division

Additional Responsible Parties: Public Works– Real Estate Division

Action: The triangular piece of property adjacent to US 101 at the end of the City owned East Branham Lane right-of-way is owned by Caltrans. A portion of this property may be needed or may be desirable for the development of the community garden. It should be noted that the Department of Transportation has initiated a process to decertify this Caltrans property as a freeway interchange as a step towards ultimately purchasing the property. If the City of San Jose purchases the property, it would of course not be necessary to obtain an easement. It is anticipated that the process to acquire the land will take approximately two years, if Caltrans is willing to decertify the land as a freeway interchange and sell it. Because there remains questions as to Caltrans willingness to sell the land, Parks, Recreation and Neighborhood services should still pursue obtaining an easement unless the acquisition process is proceeding smoothly.

4f. Design and construct the community garden.

Timeframe: Short to medium term

City Department Project Lead: Parks, Recreation, and Neighborhood Services-Parks Division

Additional Responsible Parties: Public Works– Design and Construction Division

Action: The Parks Division of Parks, Recreation and Neighborhood Services, as the project lead, should work with Public Works- Design and Construction to design the community garden. As part of the design process, public meetings should be held to allow for public input into the design of the project. Once a preferred design is selected, Public Works- Design and Construction should construct the project.

Estimated Cost:

\$275,000 for design and construction.

EDENVALE/GREAT OAKS NEIGHBORHOOD REVITALIZATION PLAN
STRONG NEIGHBORHOODS INITIATIVE UPDATE

Skateboard Park

5a. Explore the feasibility of a skateboard park.

Timeframe: Immediate term

City Department Project Lead: Parks, Recreation, and Neighborhood Services-Parks Division

Action: The Department of Parks, Recreation and Neighborhood Services should explore the feasibility of constructing a skateboard park within or in the vicinity of the Edenvale and Great Oaks neighborhoods. Great Oaks park is a potential location that should be explored.

5b. Secure funding for skateboard park.

Timeframe: Short-term

City Department Project Lead: Parks, Recreation, and Neighborhood Services-Parks Division

Action: If a skateboard park is determined to be feasible (as per action item 5a), Parks, Recreation and Neighborhood Services should secure funding to design and construct the park. Construction and Conveyance tax (C and C) funds could be a potential funding source, as could Strong Neighborhoods Initiative redevelopment funds.

5c. Design and construct skateboard park.

Timeframe: Short to Medium term

City Department Project Lead: Parks, Recreation, and Neighborhood Services-Parks Division

Action: The Parks Division of Parks, Recreation and Neighborhood Services should collaborate with neighborhood skateboarders on the design of the skateboard park to create a facility that meets their needs. Once a design is selected, Public Works Design and Construction should construct the project.

Additional Responsible Parties: Public Works– Design and Construction Division

Estimated Cost:

Cost of design and construction is typically between \$225,000 and \$450,000

Street Trees

6a. Plant street trees on Snow Drive as a traffic calming and neighborhood beautification measure.

Timeframe: Immediate term

Action: The Edenvale/Great Oaks Plan Implementation Coalition, with the assistance and guidance of the City Arborist in the Department of Transportation, and with the assistance of

City Department Lead:

Department of Transportation- City Arborist

Community Lead:

The Edenvale/Great Oaks Plan Implementation Coalition (EGOPIC)

Other Responsible Parties:

Residents and property owners along Snow Drive; Our City Forest

Estimated Cost:

If the community plants the trees with the assistance of Our City Forest the total cost would be approximately \$4,500. If DOT were to hire a contractor to plant the trees the cost could be significantly higher.

our City Forest, should physically undertake the planting of street trees on Snow Drive between Savstrom Way and Giusti Drive. Adjacent residents and property owners should adopt and care for newly planted street trees until they become firmly established.

It should be noted that Edenvale/Great Oaks Neighborhood Revitalization Plan Advisory Group allocated \$25,000 of the area's one-time discretionary funds to pay for tree planting on Snow Drive and Azucar Avenue. Tree planting along Azucar Avenue was completed in April 2000 without use of these funds. If tree planting on Snow Drive costs less than the \$25,000 allocated, EGOPIC could allocate the balance to the other street tree planting projects below.

6b. Replace dead and dying street trees.

Timeframe: Immediate-term

City Department Project Lead:

Department of Transportation-City Arborist

Community Project Lead: The

Edenvale/Great Oaks Plan Implementation Coalition (EGOPIC)

Other Responsible Parties:

Individual residents and property owners; Our City Forest

Estimated Cost: \$45,000 if trees can not be obtained for zero cost from our City Forest.

Action: A survey has been conducted with the City Arborist to identify the dead and dying street trees in the neighborhood. The Department of Transportation (DOT) should remove these dead and dying street trees. It should be noted that DOT is currently only budgeted to remove totally dead street trees. After permits have been obtained from the City Arborist, the Edenvale/Great Oaks Plan Implementation Coalition (EGOPIC) should replace the trees that have been removed with new trees. Our City Forest could assist with the planting of these trees. Trees should only be planted in locations where adjacent property owners support their planting and they or others in the community agree to maintain them. EGOPIC should identify community caretakers for all street trees planted.

EGOPIC currently has \$20,000 of their one time discretionary funds allocated for

EDENVALE/GREAT OAKS NEIGHBORHOOD REVITALIZATION PLAN
STRONG NEIGHBORHOODS INITIATIVE UPDATE

replacement of dead and dying street trees. It is anticipated that additional funding will be needed to complete this item. As noted above in Action Item 6A EGOPIC could consider allocating the anticipated balance of the discretionary funds from the Snow Drive street tree planting project to this item. If there is no balance from the Snow Drive project or EGOPIC chooses not to relocate the remaining funds, additional funds would have to be secured as per Action Item 6d. below.

6c. Conduct an area wide survey to identify additional locations where street trees are missing.

Timeframe: Immediate-term

City Department Lead:

Department of Transportation- City Arborist

Community Lead:

The Edenvale/Great Oaks Plan Implementation Coalition (EGOPIC)

Action: The Edenvale/Great Oaks Plan Implementation Coalition, together with the City Arborist, should conduct an area wide survey to identify the remaining locations and street segments where street trees do not currently exist and where street trees would be desirable.

6d. Secure additional funding, as necessary, to plant street trees in locations where they are missing.

Timeframe: Short-term

City Department Lead:

Department of Transportation- City Arborist

Community Lead:

The Edenvale/Great Oaks Plan Implementation Coalition (EGOPIC)

Action: Additional funding may be necessary to plant street trees in locations throughout the Edenvale/Great Oaks area where they do not exist. If this is the case, the Edenvale/Great Oaks Plan Implementation Coalition (EGOPIC) should prepare budget addition requests, in coordination with the City Arborist, to secure additional funding to pay for replacement and new street trees. Our City Forest may be able to assist in providing the new trees depending on the level of demand placed on their program Citywide and from other SNI areas. Additionally EGOPIC could apply for the Community Action & Pride (CAP) Grant offered through Parks, Recreation and

Neighborhood Services and could incorporate the planting of street trees as a part of the beautification of park strips. (See Action Plan Item #9 in the overall Action Plan).

6e. Plant new street trees throughout the Edenvale and Great Oaks neighborhoods.

Timeframe: Short-term

City Department Lead:

Department of Transportation- City Arborist

Community Lead:

The Edenvale/Great Oaks Plan Implementation Coalition (EGOPIC)

Other Responsible Parties:

Adjacent residents and property owners;
Our City Forest

Estimated Cost: To be determined as per action item 6c.

Action: As per the findings of the survey in Action Item 6c, the Great Oaks Neighborhood Association and the Edenvale Roundtable Association, working with the City Arborist and our City Forest, should plant street trees in locations and along street segments where they currently do not exist. Again, adjacent residents and property owners should adopt and care for newly planted street trees until they become firmly established.

Traffic Safety and Congestion around Neighborhood Schools

7a. Traffic congestion at neighborhood schools.

Timeframe: Immediate term

City Department Project Lead: Department of Transportation

Additional Responsible Parties:

Oak Grove School District;
Edenvale Roundtable Community Association;
Great Oaks Neighborhood Association

Action: The City of San Jose should recommend Stipe Elementary, Edenvale Elementary and Davis Junior High School in the group of schools being assessed in the first year of the recently created Access Enhancement Program. This program will address traffic calming efforts in and around schools (K-8) throughout San Jose. The Oak Grove School District should work with the School Access Enhancement Program to help identify school priorities and safety improvements in and around Stipe, Edenvale and Davis schools.

EDENVALE/GREAT OAKS NEIGHBORHOOD REVITALIZATION PLAN
STRONG NEIGHBORHOODS INITIATIVE UPDATE

7b. Secure funding for the implementation of traffic and safety improvements.

Timeframe: Short-term

City Department Project Lead: Department of Transportation

Additional Responsible Parties:
Oak Grove School District;
Edenvale Roundtable Community Association;
Great Oaks Neighborhood Association

Action: The Department of Transportation should obtain funding to finance the design and construction of the traffic improvements identified as needed and feasible as part of the Access Enhancement Program. If necessary, additional funding could perhaps be obtained through a Community Development Block Grant or through the Strong Neighborhood Initiative program.

7c. Design and install traffic and safety improvements.

Timeframe: Short-term

City Department Project Lead:
Department of Transportation

Additional Responsible Parties:
Department of Public Works – Design and Construction Division

Action: The Department of Transportation should design and install traffic and safety improvements identified by the School Access Enhancement Program study.

***American Disabilities Act (ADA)
Curb Ramps***

8a. Identify locations where ADA curb ramps are needed.

Timeframe: Immediate term

Community Project Lead: Edenvale/Great Oaks Plan Implementation Coalition

Additional Responsible Party:
Department of Transportation – Operations Division

Action: The Edenvale/Great Oaks Plan Implementation Coalition (EGOPIC) should work with neighborhood mobility device users to identify priority locations where ADA curb ramps should be constructed. Priority locations should be those intersections that are or would be used by neighborhood mobility device users, and intersections that are adjacent to bus stops, schools and senior citizen centers or senior housing projects. EGOPIC should then submit these locations, listed in priority order, to the Department of Transportation, Operations Division.

8b. Secure funding to pay for construction of ADA curb ramps.

Timeframe: Immediate to short-term

City Department Project Lead:

Department of Transportation – Operations Division

Action: The Department of Transportation should secure funding to pay for the construction of curb ramps at identified locations. Existing City funds could pay for all or a portion of the construction of ADA curb ramps depending on how many locations are requested. The City currently has a \$200,000 annual budget which can pay for the construction of approximately 140 curb ramps annually citywide. If additional funding is necessary, Strong Neighborhoods Initiative redevelopment funds or Community Development Block Grant funds could potentially supplement this existing budget to pay for the installation of ADA curb ramps in the Edenvale/Great Oaks Neighborhood. It is likely that it will take multiple fiscal years to fund the construction of ADA curb ramps at all the locations identified by the community.

8c. Construct ADA curb ramps at identified locations.

Timeframe: Immediate to medium term, depending on how many locations are requested.

City Department Project Lead:

Department of Transportation – Operations

Estimated Cost: \$75,000

Action: The Department of Transportation should construct ADA curb ramps at priority locations identified by the Edenvale/Great Oaks Plan Implementation Coalition.

Traffic Calming

9a. Develop a traffic calming plan.

Timeframe: Short-term

City Department Project Lead:

Department of Transportation – Operations Division

Estimated Cost: \$50,000

Action: The Department of Transportation should conduct basic traffic calming studies for the locations identified as a concern in Appendix A. For those locations that require a comprehensive traffic calming study, the Department of Transportation should coordinate these activities with the affected neighborhood(s).

EDENVALE/GREAT OAKS NEIGHBORHOOD REVITALIZATION PLAN
STRONG NEIGHBORHOODS INITIATIVE UPDATE

9b. Install traffic calming measures.

Action: Traffic calming measures should be installed as appropriate as per action item 9a.

Timeframe: Short to Medium term

City Department Project Lead:

Department of Transportation – Operations
Division

Estimated Cost:

Capitol costs to be determined.

Street Lighting

10a. Investigate how to improve street lighting at identified locations.

Action: A Community Development Block Grant (CDBG) funded the recent installation of a number of street lighting improvements in the Edenvale neighborhood. Community residents and Parks, Recreation and Neighborhood Services staff identified a number of additional locations, in both the Edenvale and the Great Oaks Neighborhoods, where additional lighting improvements are needed (for identified locations refer to the Appendix). Working with the neighborhood associations the Department of Public Works should investigate and develop recommendations on how street lighting can be improved at these identified locations.

Timeframe: Immediate term.

City Department Project Lead:

Public Works – Design and Construction
Division

10b. Obtain funding for street lighting improvements at identified locations.

Action: The Department of Public Works should obtain funding for the design and construction of the lighting improvements identified as needed and feasible in action 10a above. To pay for a portion of the lighting improvements the Edenvale/Great Oaks Neighborhood Advisory Group has set aside \$70,000 of its one-time discretionary monies. If necessary, additional funding for street light improvements could perhaps be obtained through a

Timeframe: Short term.

City Department Project Lead:

Public Works – Design and Construction
Division

Community Development Block Grant or through the Strong Neighborhood Initiative program.

10c. Design and construct lighting improvements.

Action: Upon completion of action items 10a and 10b, the Department of Public Works should design and construct the identified lighting improvements.

Timeframe: Short to medium term

City Department Project Lead:
Public Works – Design and Construction Division

Estimated Cost: \$112,000

Action Plan

The overall action plan contains not only the “Top Ten” items but those actions that, while not “Top Ten” priorities, are still important to the community to achieve their goals and objectives and improve the livability of their neighborhoods. Most of the actions contained in this section are from the original Plan and are not modified. A handful of the original actions were modified to reflect the current status of a given action. In addition, there are 26 new actions that were developed to respond to new issues identified by the community as part of the Plan update process or were developed as a new approach to address a given issue identified in the original plan process. This updated action plan is intended to supersede the action plan in the original revitalization plan document. It should be noted that this Action Plan is organized under the same goals and objectives headings used in the original document. It should also be noted that those actions from the original plan that have been successfully completed have been removed from this updated Action Plan. These completed items are listed in the Introduction of this Plan Update document.

The Action Plan Matrix

Following the overall Action Plan is the action plan summary matrix for all the recommended actions. This matrix summarizes the recommended action and identifies the timeframe and responsible parties for the given action. In addition, the action plan matrix identifies likely and potential funding sources for a given action and identifies which Community Service Area (CSA) a given action will fall under. The purpose of identifying the CSA’s is to help align the City budgets with the implementation of this and the other SNI plans. The “Top Ten” action items are included in the matrix and are highlighted.

EDENVALE/GREAT OAKS NEIGHBORHOOD REVITALIZATION PLAN
STRONG NEIGHBORHOODS INITIATIVE UPDATE

Action Plan

Neighborhood Condition and Maintenance Actions

Property Maintenance and Improvement

1. Strong and proactive enforcement of city codes

Timeframe: Ongoing

City Department Lead:

Planning, Building, and Code Enforcement -Code Enforcement Division

Community Leads:

Residents and property owners

Action: The Code Enforcement Division will continue strong and proactive enforcement of City Codes giving primary attention and action to those violations that contribute to visual blight or that jeopardize, or threaten to jeopardize, public health and safety. Property owners and residents must comply with City codes and should report violations when they occur. Code Enforcement staff will follow-up on all complaints and, at a minimum, acknowledge when a complaint has been received and inform the complaining party of the City's intended action.

2. Promote available City rehabilitation loan and paint grant programs to property owners.

Timeframe: Immediate term

City Department Lead:

The Housing Department

Community Leads:

The Edenvale Roundtable Community Association;
The Great Oaks Neighborhood Association;
Edenvale/Great Oaks Property Owners Association

Action: The Housing Department should consider promoting the new and expanded City rehabilitation grants and loans and the paint grant programs, in part, by conducting seminars within the revitalization area to assist property owners with the completion and submittal of loan and grant applications. The Edenvale Roundtable Community Association, the Great Oaks Neighborhood Association, Edenvale Property Owners Association the future Great Oaks Property Owners Association should promote available loan and grant programs by informing property owners of their availability and working directly with owners of properties identified as in need of improvement. While addressing code compliance issues, Code Enforcement should also inform property owners of available rehabilitation loan and grant programs where applicable.

3. Conduct courses on basic property maintenance.

Timeframe: Short-term and periodically as necessary – Initial seminars should be conducted by the end of Fiscal Year 2001 – 2002.

City Department Lead:

Planning, Building and Code Enforcement
-Code Enforcement Division

Community Leads:

The Edenvale/Great Oaks Plan
Implementation Coalition:
Edenvale Property Owners Association;

Additional Responsible Parties:

The Edenvale Roundtable Community
Association;
The Great Oaks Neighborhood
Association

Action: The Edenvale/Great Oaks Plan Implementation Coalition, in conjunction with the Code Enforcement Division and the newly formed Edenvale Property Owners Association and the future Great Oaks Property Owners Association, should facilitate courses on basic property maintenance. The Code Enforcement Division will help identify a suitable program or consultant to teach this course. This course will be offered to both homeowners and rental property owners and managers. The Edenvale Roundtable Community Association, Great Oaks Neighborhood Association, Edenvale Property Owners Association and the future Great Oaks Property Owner Association will take the lead in informing and promoting the course to area property owners.

Since the original Neighborhood Revitalization Plan was adopted several of these workshops have been conducted for the Edenvale Property Owners Association members.

4. Rehabilitate and maintain residential buildings in good condition to reduce blight.

Timeframe: Immediate-term to ongoing.

Community Lead:

Individual Property Owners

Action: Property owners should maintain their properties in good condition and are welcome to apply for financial assistance with the City when necessary. Property owners are also encouraged to participate in the courses on basic property maintenance that will be offered by the neighborhood associations in conjunction with the Code Enforcement Division.

5. Establish an Edenvale/Great Oaks Property Owners Association.

Timeframe: Short-term

City Department Lead:

Parks, Recreation and Neighborhood
Services

Action: Parks, Recreation and Neighborhood Services, with the assistance of the Code Enforcement Division, should work with rental property owners to establish a property owners association and should assist property owners with applying for and obtaining grants to help pay for the formation of this association.

EDENVALE/GREAT OAKS NEIGHBORHOOD REVITALIZATION PLAN

STRONG NEIGHBORHOODS INITIATIVE UPDATE

Community Lead:

Individual Rental Property Owners

Property owners should actively participate in the formation and ongoing activities of a property owners association.

Additional Responsible Party:

Planning, Building, and Code Enforcement -Code Enforcement Division

Members of the association should also contact and encourage property owners who are not members to join.

6. Conduct tenant workshops.

Timeframe: Short-term and periodically

City Department Lead:

Planning, Building, Code Enforcement -- Code Enforcement Division

Action: The Code Enforcement Division will conduct workshops for tenants in both the Edenvale and Great Oaks Neighborhood to educate tenants on their rights and responsibilities as renters and how they can help in the routine upkeep of their units.

Other Responsible Parties:

The Edenvale Property Owners Association;
The Great Oaks Neighborhood Association;
The Edenvale Roundtable Community Association;
Individual property owners

Code Enforcement should work with the Edenvale Property Owners Association, the future Great Oaks Neighborhood Association, the Great Oaks Neighborhood Association, the Edenvale Roundtable Community Association and individual property owners to promote these programs to neighborhood tenants.

7. Improve the appearance of the streetscape by making front yard and building façade improvements.

Timeframe: Immediate term to ongoing

Community Lead:

Individual Property Owners

Action: To enhance the appearance of their properties and the neighborhood streetscapes, property owners should implement the simple and effective building façade and front yard improvements described in the Appendix of this Plan. The costs associated with these improvements are primarily the responsibility of the individual property owners. The most effective way to finance these improvements, however, would be a combination of private financing, City rehabilitation loans and paint grants. This combination of funding will make both private and public improvement resources go farther. It should be noted that multi-family property owners may be required to obtain permits for front yard improvements and should consult with the Planning Division

8. Consider the development of a streetscape and façade improvement grant or loan program.

Timeframe: Immediate Term

City Department Lead:

The Redevelopment Agency.

Additional Responsible Party:

The Housing Department

Action: The Redevelopment Agency together with the Housing Department should consider and evaluate the feasibility of establishing a streetscape beautification grant or loan program that would fund front yard, landscaping, and façade improvements for single family and multifamily properties. Examples of the type of improvements that should be funded are described in the appendix. Such improvements, unless incidental to health and safety improvements, are not currently eligible for funding through the Housing Department's existing rehabilitation grant program. To encourage property owners to work together and to have a greater impact, grant applications could require that multiple property owners on a block apply together for improvements.

9. Beautify neighborhood park-strips.

Timeframe: Short-term

Community Lead:

The Edenvale/Great Oaks Plan Implementation Coalition

City Department Lead: Public Works-Landscape Architecture Section

Action: The Edenvale/Great Oaks Plan Implementation Coalition (EGOPIC) should identify property owners interested in improving their parkstrips and then, together with these property owners, should apply for the Community Action & Pride (CAP) Grant offered through Parks, Recreation and Neighborhood Services (PRNS). The grant could help fund the purchase of landscaping materials while the community commits to providing the labor and maintenance of the park-strips. The purpose of these grants is to strengthen neighborhood organizations while improving neighborhood conditions.

All improvements to park-strips should be consistent with the City's guidelines for the design and maintenance of park-strips. EGOPIC should request that Public Works –Architecture Engineering Division – present the City's park-strip guidelines to EGOPIC and property owners interested in conducting park-strip improvements. If EGOPIC or property owners need design

EDENVALE/GREAT OAKS NEIGHBORHOOD REVITALIZATION PLAN
STRONG NEIGHBORHOODS INITIATIVE UPDATE

assistance, the Architectural Engineering Division could provide this assistance but funding to pay division staff would need to be identified by Planning, Building and Code Enforcement, PRNS and/or EGOPIC.

Visual Blight

10. Eliminate graffiti.

Timeframe: Ongoing

Community Leads:

Residents and business and property owners

Additional Responsible Party:

Parks, Recreation and Neighborhood Services - Anti-Graffiti Program.

Action: Residents and Property Owners should remove graffiti from their properties in a timely manner. For assistance, residents and property owners are encouraged to contact Graffiti Abatement. The City's Anti-Graffiti Program will train residents and property owners how to remove graffiti, and will also provide supplies to assist with graffiti removal. Residents should also call Graffiti Abatement to have graffiti removed from public property or can assist by removing it themselves.

11. Discourage graffiti through use of anti-graffiti paint and landscaping.

Timeframe: Immediate to short term

Community Lead:

Property Owners

City Lead for the Edenvale Shopping Center:

The Redevelopment Agency

Action: Property owners with an ongoing problem with graffiti are encouraged to investigate the use of anti-graffiti paint. The use of landscaping adjacent to walls to discourage graffiti is also encouraged. As part of the redevelopment of the Edenvale Shopping Center, the Redevelopment agency could also explore the use of anti-graffiti paint, anti-graffiti window film and landscaping to discourage graffiti.

12. Discourage school children from participating in graffiti activity.

Timeframe: Immediate term to ongoing

Lead Responsible Party:

Oak Grove School District -Stipe and

Action: The Oak Grove School District should invite staff from the Department of Parks, Recreation, and Neighborhood Services to conduct presentations at Stipe and Edenvale Elementary Schools and Carolyn Davis Intermediate School to discourage children from participating in

Edenvale Elementary Schools and Carolyn Davis Intermediate School

City Department Lead:

Parks, Recreation and Neighborhood Services

graffiti activity. These presentations should be conducted annually on an ongoing basis.

13. Discourage theft of shopping carts.

Timeframe: Immediate term to ongoing

Lead Responsible Parties:

Albertson's Market, Wal-Mart and other area retailers

City Department Lead:

The Department of Planning, Building and Code Enforcement – Code Enforcement Division

Action: The new City Shopping Cart ordinance requires that retailers develop and implement a plan to discourage the theft of shopping carts and a plan to recover shopping carts if and when they are stolen. Retailers in the vicinity of the Revitalization area have developed such plans and these plans have been reviewed and approved by the Department of Code Enforcement. Should these plans prove not to adequately address shopping cart thefts, Code Enforcement should work with the retailer or those retailers experiencing the thefts at improving their theft prevention and recovery plan. More extensive measures, such as the installation of an electronic barrier system that automatically locks the wheels of carts removed from the property, may need to be seriously considered. In addition, the number of days a week carts are retrieved may need to be increased.

14. Continue offering personal shopping carts to neighborhood residents at below wholesale cost.

Timeframe: Immediate term

Lead Responsible Parties:

Albertson's Market, Wal-Mart and other area retailers

Action: To further discourage cart theft, some area retailers, including Wal-Mart and Albertson's, are currently selling personal shopping carts at wholesale cost to residents of the surrounding neighborhoods. Wal-Mart has made a one-year commitment to do so. These retailers should consider establishing this as an ongoing program and better advertise the availability of carts for wholesale cost. Retailers should also provide flyers to local neighborhood associations to promote the programs and display the carts for sale in a prominent location in the store.

EDENVALE/GREAT OAKS NEIGHBORHOOD REVITALIZATION PLAN
STRONG NEIGHBORHOODS INITIATIVE UPDATE

15. Report shopping carts abandoned in the neighborhood.

Timeframe: Ongoing

Community Leads:

Residents, property owners, and other community members

Action: Residents should contact store managers and inform them of the locations of stolen and abandoned shopping carts. If the carts are not picked up in a reasonable time, contact the City of San Jose Customer Service Center at **277-4000** to report it. The owner will be notified to retrieve the cart within 24 hours or the cart will be picked up by the City and the owner may be cited.

16. Remove inoperable motor vehicles from the public right-of-way and from front yards.

Timeframe: Ongoing

Community Lead:

Residents and Property Owners

City Department Lead:

Planning, Building, and Code Enforcement -Code Enforcement Division (Vehicle Abatement)

Action: Residents and property owners should remove inoperable vehicles from public streets and from front yards. Inoperable vehicles should only be stored in garages or in back or side yard areas not visible from the street. To remove abandoned or inoperable vehicles from the street or inoperable vehicles from front yards residents and property owners should call Vehicle Abatement in the Code Enforcement Division. Vehicle abatement will first issue a warning and then, if the warning goes unheeded have the vehicle towed.

17. Remove large commercial vehicles parked and recreational vehicles stored on residential streets.

Timeframe: Ongoing

Community Lead:

Residents and Property Owners

City Department Lead:

Planning, Building, and Code Enforcement -Code Enforcement Division (Vehicle Abatement)

Action: The parking of large commercial vehicles (10,000 gross pound or more) on residential streets is prohibited as is the parking of recreational vehicles on residential streets for more than 72 hours. Residents should report large commercial vehicles parked on residential streets to the Police and recreational and or other vehicles parked on the street for an excess of 72 hours to Vehicle Abatement.

Infrastructure Maintenance and Improvement

18. Maintain main and lateral sewer lines in good condition.

Timeframe: Ongoing

City Department Lead:
Department of Transportation

Community Lead:
Property Owners

Action: If an unpleasant sewage related odor occurs in the vicinity of the Edenvale School or elsewhere in the neighborhood, the Department of Transportation should inspect the City's sewer mainlines and make repairs as necessary. If the odor is not determined to be a result of a broken or improperly functioning mainline, individual property owners should inspect the lateral lines on their property and make repairs as needed.

19. Repair or replace cracked or damaged sidewalks, curbs and gutters.

Timeframe: Immediate term to ongoing

Community Lead:
Individual property owners

Additional Responsible Party:
Department of Transportation
Redevelopment Agency

Action: Property owners should maintain and repair, as necessary, the sidewalk, curb and gutter adjacent to their property. To assist owner occupants of single family homes, the Department of Transportation administers a sidewalk repair grant program that will reimburse owner occupants for the entire repair of sidewalks. Homeowners with an adjacent sidewalk in need of repair are encouraged to apply for a grant at the earliest date possible.

20. Consider supplementing the existing sidewalk repair and reconstruction program.

Timeframe: Immediate term

City Department Lead:
Department of Transportation
Redevelopment Agency

Action: The Redevelopment Agency should consider supplementing the existing Department of Transportation's sidewalk repair program to pay for curb and gutter repairs and to make multifamily properties eligible to receive grants to repair and reconstruct sidewalk, curb and gutter.

21. Report damaged sidewalks, curbs and gutters that are a safety hazard.

Timeframe: Ongoing

Action: If residents and property owners identify segments of sidewalk, curb and gutter that are a safety hazard, they should contact the Department of Transportation.

EDENVALE/GREAT OAKS NEIGHBORHOOD REVITALIZATION PLAN
STRONG NEIGHBORHOODS INITIATIVE UPDATE

Community Lead:

Residents and property owners

City Department Lead: Department of Transportation

The Department of Transportation staff will investigate the identified sidewalk, curb and gutter segment within six to eight weeks. If it is determined that the condition of the sidewalk, curb and gutter is a threat to public safety, Department of Transportation will notify the adjacent property owner and require that the property owner make the necessary repairs within 90 days of notification or be subject to a fine.

22. Plant street trees on Snow Drive and replace dead, dying or missing street trees.

This is Top Ten Action Item number 6a & 6b. Refer to Top Ten Action Plan.

23. Identify locations throughout the Plan area where new streets trees should be planted, secure funding as necessary, and plant new street trees.

This is Top Ten Action Item number 6c through 6e. Refer to the Top Ten Action Plan.

24. Reconsider installing and enforcing “no parking” signs to ensure that parked cars do not interfere with regularly scheduled street sweeping.

Timeframe: Short-term

City Department Leads:

Department of Transportation;
Environmental Services Department

Community Leads:

Edenvale Great Oaks Plan Implementation Coalition;
Individual residents and property owners

Action: As requested by the community, the Department of Transportation has conducted a field investigation on Giusti Drive, Battle Dance Drive, Snow Drive between War Admiral and East Branham Lane, and East Branham Lane between War Admiral and Battle Dance Drive. Based on their investigations, the Department of Transportation has determined that enforced no parking was not warranted on these street segments.

Beginning in July 2002 changes to the frequency of street sweeping as well as to the method in which yard trimmings are collected will be made. If after the implementation of these changes, residents and property owners along the identified street segments still would like enforced no parking during street sweeping hours, the Edenvale/Great Oaks

Plan Implementation Coalition should request that another warrant study be conducted at a later date and should provide evidence to Department of Transportation that there is strong resident and property owner support for enforced street sweeping on the street segments identified above. If there is continued strong support for enforced street sweeping, the Department of Transportation should consider making an exception in this case.

For an additional strategy to improve street sweeping see Action Item 33

25. Repair and maintain neighborhood streets.

Timeframe: Portion of the Revitalization Area south of Giraudo Drive: Completed
Portion of the Revitalization Area north of Giraudo Drive: Immediate term(2002)

City Department Lead:
Department of Transportation

Additional Responsible Parties:
Residents, property owners and other community members

Action: In the spring of 2000 the Department of Transportation chip sealed the portion of the revitalization area south of Giraudo Drive. The portion of the revitalization area north of Giraudo Drive, including Giraudo Drive, will be chip sealed in the year 2002. If community members identify any potholes they should report them to the Department of Transportation; can typically repair potholes within 48 hours.

American Disabilities Act (ADA)
Curb Ramps

26. Identify locations where ADA ramps are needed, secure funding as necessary and install ramps at identified locations.

This is Top Ten Action Item number 8a through 8c. Refer to Top Ten Action Plan.

Nuisance Activity

27. Reduce loitering and panhandling.

Timeframe: Immediate term to ongoing

City Department Lead:

Action: Property and business owners that experience loitering or trespassing problems should work with the Police Department to use the “no trespassing” enforcement mechanisms developed by

EDENVALE/GREAT OAKS NEIGHBORHOOD REVITALIZATION PLAN
STRONG NEIGHBORHOODS INITIATIVE UPDATE

Police Department

Community Lead:

Property and business owners

the Police Department. To participate in the S.T.O.P.P. program, property owners should fill out a "Trespassing Enforcement Authorization Form." This form allows the Police to enter the property to remove trespassers. Information on trespassers will then be entered into a database to keep track of trespassing offenses, which will help the Police to keep track of multiple offenders. The Police will also inform homeless people of existing programs that can help get them off the street, particularly at night.

28. Work with owners of Seven Eleven to discourage loitering.

Timeframe: Immediate term to on-going

Community Lead: Property owners and Residents

Other Responsible Parties:

The Department of Planning, Building and Code Enforcement

Action: If loitering at the Seven Eleven at Monterey Highway and Edenvue Drive continues to be a problem, adjacent property owners and residents, working with Code Enforcement, should approach the owner of the Seven Eleven to develop strategies to discourage loitering. Possible strategies to be explored are limiting pay phone usage to out-going calls only, moving the phones inside the store or removing the pay phones altogether. Another strategy could be to play classical music in front of the store. In addition, the business and/or the property owner should be encouraged to sign up for the S.T.O.P.P. program as described in the action above.

29. Prevent pets from roaming the neighborhoods unattended.

Timeframe: Ongoing

Community Lead:

Pet owners

Action: Residents should keep their dogs enclosed on their property and should walk their dogs on leashes. To discourage pets from roaming the neighborhood and to prevent the birth of unwanted pets, residents should also spay or neuter their animals.

30. Remove stray or unattended pets.

Timeframe: Ongoing

Community Lead:

Residents and pet owners

Additional Responsible Party;

Animal Control at the Humane Society

Action: To remove stray or unattended dogs from the neighborhood, residents should call Animal Control at the Humane Society. To remove stray cats, residents are encouraged to catch them using a trap and deliver them to the Humane Society. Animal Control will also pick up trapped cats during regular business hours.

31. Purchase cat traps for use by neighborhood residents and property owners.

Timeframe: Immediate term or as needed.

Community Leads:

Edenvale Roundtable Community

Association;

Great Oaks Neighborhood Association

Action: Both the Edenvale Roundtable Community Association and the Great Oaks Neighborhood Association should consider purchasing traps to loan to their respective members to catch stray cats in the neighborhood.

32. Inform neighborhood residents of need to control and spay or neuter pets.

Timeframe: Short term to ongoing

Community Leads:

Edenvale Roundtable Community

Association;

Great Oaks Neighborhood Association

Action: If roaming and stray pets continue to be a problem, the Edenvale Roundtable Community Association and the Great Oaks Neighborhood Association should distribute a flyer encouraging residents to control their pets, and informing them of services available for the removal and the spaying and neutering of pets.

EDENVALE/GREAT OAKS NEIGHBORHOOD REVITALIZATION PLAN
STRONG NEIGHBORHOODS INITIATIVE UPDATE

Litter/Community Clean-ups

33. Subscribe to yard trimming cart service to help maintain clean neighborhood streets.

Timeframe: Immediate and on-going

Community Lead:
Individual Residents and Property Owners

Additional Responsible Parties:
Edenvale Roundtable Community Association;
Great Oaks Neighborhood Association;
Environmental Services Division

Action: Residents and property managers are encouraged to subscribe to yard trimming collection in carts, instead of placing leaves and grass in the street. The service will cost \$1 extra per month and will be available July 2002. Beginning at the same time, residential streets will be swept twice a month instead of once a month. Together these actions will help to maintain cleaner neighborhood streets. Both the Edenvale Roundtable Community Association and the Great Oaks Neighborhood Association should encourage residents and property owners to participate in this new service by promoting it in their newsletters. The Environmental Services Division should also make residents and property owners aware of this new service.

34. Remove illegal dumping.

Timeframe: Ongoing

Community Lead:
Individual residents and property owners

City Department Lead:
Department of Transportation

Action: To remove illegal dumping from the public right of way and from public property, neighborhood residents and property owners should contact the Department of Transportation. If residents spot individuals in the act of dumping they should, if possible, write down the license plate number and description of the offender's vehicle and contact the Police Department immediately.

35. Keep the sidewalk, park strip, and fence along Snow Drive adjacent to Stipe Elementary School well maintained and free of litter.

Timeframe: Ongoing

Lead Responsible Party:
Oak Grove School District (Stipe and Edenvale Schools)

Action: The maintenance and upkeep of this sidewalk, park strip and the fence setback area is the responsibility of the Oak Grove School District. The School District should have their maintenance staff inspect and pick-up litter in this location on a routine basis. The school should also discuss this issue with its students to discourage them from littering. In addition, the School District should

consider the installation of a trash receptacle adjacent to the sidewalk at the Snow Drive entrance to Stipe Elementary.

36. Establish ongoing regular community clean-up events.

Timeframe: Immediate term to ongoing

Community Leads:

Edenvale Roundtable Community Association;
Great Oaks Neighborhood Association

City Department Lead:

Planning, Building, and Code Enforcement -Code Enforcement Division

Action: Community Clean-ups, consisting of the rental of large trash bins, will be conducted annually in both the Edenvale and Great Oaks neighborhood. These clean up events will be led in their respective neighborhoods by the Edenvale Roundtable Community Association and the Great Oaks Neighborhood Association. The Code Enforcement Division will provide both neighborhood associations with guidance in organizing and running successful clean-up events. The Edenvale/Great Oaks Neighborhood Revitalization Plan Advisory Group has set aside \$60,000 of its discretionary funds to fund ongoing community clean-ups. Sixty thousand dollars is projected to fund an annual community clean-up event in each neighborhood for three years. To pay for additional community clean-up events the Edenvale Roundtable Community Association and the Great Oaks Neighborhood Association should seek out and apply for grants or funding available from the City or other sources.

37. Improve garbage management at multi-family properties.

Timeframe: Immediate term to ongoing

Community Lead:

Individual multi-family property owners and tenants

Action: To address the problem with trash bins emitting odors and attracting flies, trash bin lids should be kept closed at all times. Property owners or managers should distribute notices to remind tenants to keep bin lids closed. If a particular property is having a problem with overflowing garbage on a relatively frequent basis, the owner of that property should increase the number of days that the garbage is picked up at that property.

EDENVALE/GREAT OAKS NEIGHBORHOOD REVITALIZATION PLAN
STRONG NEIGHBORHOODS INITIATIVE UPDATE

38. Construct trash enclosures at multi-family properties and store trash bins in these enclosures.

Timeframe: Short term

Community Lead:

Individual multi-family property owners and tenants

Action: To mitigate the unsightliness of trash containers and to discourage illegal dumping, owners of multi-family dwellings should construct and store garbage bins in trash enclosures. For recommendations on the placement and design of trash enclosures, property owners should consult the Appendix of this plan and should consult staff in the Planning Division. The construction of a trash enclosure on multi-family properties requires approval from the Planning Division.

Neighborhood Facilities and Services

Full Service Community Center

39. Conduct feasibility/master plan study for a new community center in the vicinity of the Edenvale/Great Oaks community.

This is Top Ten Action Item number 3. Refer to Top Ten Action Plan.

Community Garden

40. Develop a new community garden.

This is Top Ten Action Item number 4a through 4f. Refer to Top Ten Action Plan.

Skateboard Park

41. Develop a skateboard park.

This is Top Ten Action Item number 5a through 5c. Refer to Top Ten Action Plan.

US Postal Service

42. Post-office is needed in the community.

Timeframe: Immediate or short term

Community Lead:

Residents and business owners

Action: Residents will need to write letters to their local postmaster and express their interest in having a local post office established in their neighborhood. Due to recent economic conditions and cutbacks by the United States Postal Service, a new post office is unlikely at this time. However, if a local retail owner would be interested in setting up a postal outlet in their shop they could express this interest to the USPS station manager of their area.

Great Oaks Park

43. Community involvement with the general care and maintenance of Great Oaks Park.

Timeframe: Immediate-term and on-going

Primary Responsibility:

Edenvale/Great Oaks Plan Implementation Coalition

Action: With the improvements planned for Great Oaks Park, there may be a need for additional support for the existing Adopt-a-Park sponsors. Edenvale/Great Oaks Plan Implementation Coalition should investigate the need for potential co- sponsors.

44. Report drug activity and drinking in Great Oaks Park.

Timeframe: On-going

Community Lead:

Residents

Additional Responsible Parties:

San Jose Police Department; Parks, Recreation and Neighborhood Services

Action: While suspicious activity is in progress citizens should contact the San Jose Police Department (SJPd) via 911. To report past events the 311 number for non-emergency situations should be used. In addition, if residents observe patterns of illegal action, such as drug use weekly on a particular night, they should also contact Parks, Recreation and Neighborhood Services so that they can work together with the SJPd to address the reoccurrence.

45. Explore the feasibility of and community support for constructing a public pool facility.

Action: Parks, Recreation and Neighborhood Services should explore the feasibility of and community support for

EDENVALE/GREAT OAKS NEIGHBORHOOD REVITALIZATION PLAN
STRONG NEIGHBORHOODS INITIATIVE UPDATE

Timeframe: Short-term

City Department Lead:

Parks, Recreation, and Neighborhood
Services-Park Division

constructing a public swimming pool in or within the vicinity of the Edenvale and Great Oaks neighborhoods. Carolyn Davis Intermediate School is a potential location for this pool and PRNS should work with the Oak Grove School district to explore locating the pool at this school. A public pool could be developed as part of the proposed new community center at Carolyn Davis Intermediate School.

Public Transit and Bicycle and Pedestrian Facilities

46. Investigate how to improve bicycle and pedestrian access to the neighborhoods on the west side of Monterey Highway and south of Blossom Hill Road.

Timeframe: Short-term

City Department Lead: Department of Transportation

Action: The Department of Transportation (DOT) should investigate how to improve bicycle and pedestrian access between the Edenvale and Great Oaks neighborhoods and the communities to the southwest which contains the Southside Community Center. Monterey Highway, the Southern Pacific railroad tracks and the Blossom Hill Road interchange make it very difficult for residents on the eastside of Monterey Highway to walk or bike to this community center. A possible solution that should be explored is a bike and pedestrian bridge across Monterey Highway. Lower cost options that could be implemented in a shorter time frame should also be explored. Once solutions to improve access have been identified DOT should outline what steps are necessary to implement these solutions.

47. Enhance public transit service in the Edenvale/Great Oaks neighborhood by improving access between Caltrain and VTA buses.

Timeframe: Short-term

Action: The Edenvale/Great Oaks Plan Implementation Coalition should request to VTA that they investigate opportunities to relocate their bus stops closer to the Caltrain platforms at the Blossom Hill Station.

Community Lead:

The Edenvale/Great Oaks Plan
Implementation Coalition

Additional Lead Party:

The Valley Transportation Authority

**48. Install bus benches adjacent to
Caroline Davis Elementary School.**

Timeframe: Short-term

Community Lead:

Edenvale Roundtable Community
Association

Additional Lead Party:

The Valley Transportation Authority

Action: The Edenvale/Great Oaks Plan Implementation Coalition should contact the Valley Transportation Authority to explore the feasibility and suitability of locating a bus bench at the bus stop at East Branham Lane and Edenvue Drive adjacent to Caroline Davis Intermediate School.

**49. Incorporate proposed bicycle
pedestrian path and bridge over US 101
and Coyote Creek into the City of San
Jose's Bicycle Master Plan.**

Timeframe: Short-term (1 to 3 years) for
Policy change

Long-term (10 years) for design and
construction

City Department Project Lead:

Department of Transportation, Planning
Division

Estimated Cost:

\$2,000,000 for design and construction of
the project.

Action: The Department of Transportation should incorporate into the City of San Jose's Bicycle Master Plan the proposed bicycle and pedestrian bridge and path over US 101 and the Coyote Creek along the former East Branham Lane right-of-way. The Department of Transportation should then work with the Valley Transportation Agency to identify regional funding sources to pay for the development of this project. Given that regional bike funds have already been committed for the next 5 years, it may be up to 10 years before this project is completed unless other funding sources are secured.

**50. Acquire vacant strip of land on
Rahway Drive for the development of a
sidewalk.**

Timeframe: Short-term (1 to 3 years)

City Department Lead: Department of

Action: As a step towards the construction of a sidewalk, the Department of Transportation should put in a request to the Public Works Real Estate Division to acquire the vacant strip of on the eastside of Rahway Drive between East Branham Lane and Ella Drive. The property is

EDENVALE/GREAT OAKS NEIGHBORHOOD REVITALIZATION PLAN

STRONG NEIGHBORHOODS INITIATIVE UPDATE

Transportation

Other responsible City department:
Public Works, Real Estate Division

owned by the homeowners association of the adjacent housing development on the west side of Rahway. Given that the property is not developable and is a maintenance liability to the homeowners association, the donation of the property to the City should be explored.

Library Services

51. Construct a library within or within reasonable walking distance of the Edenvale/Great Oaks Neighborhood Revitalization Area.

Timeframe: Medium term

City Department Lead:
San Jose Public Library

Action: The San Jose Public Library should explore the possibility of locating the proposed new library within the Edenvale/Great Oaks Revitalization Area or at a location that is within reasonable walking distance for most residents of the area. Potential sites that should be explored are the Carolyn Davis Intermediate School as well as the City owned vacant parcels on the east side of the intersection of Monterey Highway and East Branham Lane. If located at Carolyn Davis, the library could, depending on the timing of development, be integrated with the proposed full service community center (See Top Ten Action Item Number 3).

52. Publicize bookmobile visits.

Timeframe: Immediate term to ongoing

City Department Lead:
San Jose Public Library

Community Leads:
Edenvale Roundtable Community Association;
Great Oaks Neighborhood Association;

Additional Responsible Parties:
Oak Grove School District (Carolyn Davis Intermediate School and Stipe and Edenvale Elementary Schools);

Action: The San Jose Public Library should inform the Edenvale Roundtable Community Association (ERCA) the Great Oaks Neighborhood Association (GONA), the Boys and Girls Club, and Caroline Davis, Stipe and Edenvale Schools of the locations, dates and times of all Bookmobile visits in the revitalization area. ERCA and GONA should include this information in their neighborhood newsletters and should post it on the community information bulletin boards. The Boys and Girls Club, and Caroline Davis, Stipe and Edenvale Schools should inform children and parents of all Bookmobile visits,

The Boys and Girls Club of America.

especially those scheduled visits that are not at neighborhood schools but are still within the Edenvale and Great Oaks neighborhoods.

53. Improve accessibility of the Eden Palms Bookmobile stop

Timeframe: Short term

City Department Lead:
San Jose Public Library

Additional Responsible Party:
Eden Palms

Action: The San Jose Public Library should work with the management at Eden Palms family housing to improve the accessibility of the Eden Palms Bookmobile stop to children and residents from the surrounding neighborhoods. Either the perimeter gates at Eden Palms should be left open and unlocked during the hours of the book mobile visit or the Bookmobile stop should be moved onto a public street, such as Bendorf Drive, where it is accessible to children from outside Eden Palms.

Health Care

54. Education and promotion of existing health programs.

Timeframe: On-going

Community Leads:
Edenvale Roundtable Community Association;
Great Oaks Neighborhood Associations

Action: The Edenvale Roundtable Community Association (ERCA) and Great Oaks Neighborhood Association (GONA) should work together to promote and educate the community about existing available health programs available. The Southside Community Center offers a wide ranging of screening services and workshops for seniors. In addition ERCA and GONA should promote programs such as the federally and state funded Healthy Families program that assists in providing health coverage for lower income families.

Child Day Care

55. Identify and pursue the establishment of additional childcare programs and providers.

Timeframe: Short-term

Action: The Department of Parks, Recreation and Neighborhood Services (PRNS) should take the lead in working with residents and schools to identify and pursue appropriate child care programs

EDENVALE/GREAT OAKS NEIGHBORHOOD REVITALIZATION PLAN
STRONG NEIGHBORHOODS INITIATIVE UPDATE

City Department Lead:

Parks, Recreation and Neighborhood
Services

Additional Responsible Party:

The Redevelopment Agency

and providers for the Edenvale and Great Oaks neighborhoods. PRNS should work with the Redevelopment agency to explore the possibility of incorporating childcare for infants, toddlers, and preschool-age children into the redevelopment of the Edenvale Shopping Center. If the redevelopment of the Edenvale Shopping Center includes family housing, childcare could be integrated into the development.

56. Explore the establishment of a Smart Start Center.

Timeframe: Short-term

City Department Lead:

Parks, Recreation and Neighborhood
Services

Action: Parks, Recreation and Neighborhood Services should explore the development of a Smart Start Center in the Edenvale/Great Oaks Neighborhood Revitalization area.

57. Establish child day care at Stipe Elementary School.

Timeframe: Short-term

Lead Responsible Party:

Oak Grove School District (Stipe
Elementary School)

Action: To expand child care services in the Great Oaks neighborhood Stipe Elementary should consider working with a not-for-profit child care provider to establish a preschool childcare program at the school. The Edenvale School currently has two privately run Headstart programs, but enrollment in these programs is limited to children from very low income families. A childcare program at Stipe Elementary should be available to children from families of all income levels and preference should be given to families who reside in the Edenvale and Great Oaks neighborhoods.

58. Develop private home daycare programs within the Edenvale and Great Oaks neighborhood.

Timeframe: Short to medium-term

City Department Lead:

Action: To help meet the need for daycare in the Revitalization Area individual residents should be encouraged to establish day care programs within their homes. The Family Care Small Business Assistance Program offered by Parks, Recreation and Neighborhood Services

Parks, Recreation and Neighborhood Services

Community Lead:
Individual residents

can provide training on how to run a high quality home child care business and can assist individuals with obtaining licensing.

Neighborhood Safety

Crime and Gang Activity

59. Reduce criminal activity and vandalism.

Timeframe: Short-term to ongoing

City Department Lead:
The Police Department

Community Leads:
Edenvale Roundtable Community Association;
Great Oaks Neighborhood Association;
individual residents, and business and property owners.

Additional Lead:
Oak Grove School District (Carolyn Davis, Stipe and Edenvale Schools)

Action: Community members, neighborhood organizations, the School District, and the Police Department will continue to work together to identify the locations and types of criminal activity occurring in the area, and to develop strategies to reduce the level of crime. The Police Department will strengthen its existing relationship with the community by attending community and neighborhood association meetings and by developing ongoing working relationships with the Edenvale Roundtable Community Association, the Great Oaks Neighborhood Association, neighborhood schools, and business owners to address specific needs and issues.

60. Establish Neighborhood Watch Programs throughout the Edenvale and Great Oaks Neighborhoods.

Timeframe: Short-term

City Department Leads:
The Police Department (Community Services Division);
Parks, Recreation and Neighborhood Services

Community Leads:
Edenvale Roundtable Community Association;

Action: The Edenvale Roundtable Community Association and the Great Oaks Neighborhood Association should work with the Crime Prevention Unit of the Police Department and Parks, Recreation and Neighborhood Services (PRNS) to establish and maintain neighborhood watch programs on a block by block basis throughout the revitalization area. Residents in both the Edenvale and Great Oaks neighborhoods should participate in the Neighborhood Watch Program.

EDENVALE/GREAT OAKS NEIGHBORHOOD REVITALIZATION PLAN

STRONG NEIGHBORHOODS INITIATIVE UPDATE

Great Oaks Neighborhood Association;
Edenvale and Great Oaks residents

61. Confront and dispel gang activity when it occurs.

Timeframe: Ongoing

City Department Leads:

Police (Gang Prevention);
Parks, Recreation and Neighborhood
Services

Community Lead:

Individual parents and residents

Additional Lead Party:

Oak Grove School District

Action: When parents, school faculty, or residents become aware of gang activity in the area they should contact the Gang Prevention section of the Police Department's Violent Crime Unit. Youth Intervention Services should also be contacted. Youth Intervention Services, such as the Right Connection, can provide gang mediation services, assist young people who want to disassociate themselves from a gang and can conduct school presentations designed to discourage young people from joining gangs or participating in gang activity.

62. Promote existing after school recreational activities and educational opportunities for area youth to discourage crime and gang activity.

Timeframe: Short-term to ongoing

Community Leads:

Edenvale Roundtable Community
Association;
Great Oaks Neighborhood Association

Additional Leads:

Oak Grove School District (Carolyn
Davis, Stipe and Edenvale School);
Boys and Girls Club of America

Action: There are a relatively large number of after school activities currently available to neighborhood children at the Boys and Girls Club of America, Stipe Elementary School and the new Edenvale Family Center at Edenvale Elementary School. These programs should continue to be promoted to parents and children through neighborhood schools. Neighborhood association newsletters should also inform parents of available after school programs.

63. Provide neighborhood youth with opportunities to participate in community efforts, activities, and events.

Timeframe: Short-term to ongoing

Action: The Edenvale Roundtable Community Association and Great Oaks Neighborhood Association should provide neighborhood children with opportunities for enrichment by providing them with opportunities to create and participate in community efforts, activities, and events.

Community Lead:

Edenvale Roundtable Community Association;
Great Oaks Neighborhood Association

The neighborhood associations could coordinate with the Boys and Girls Club and neighborhood schools to develop and promote such a program.

Traffic and Pedestrian Safety

64. Address traffic congestion and pedestrian safety at neighborhood schools.

This is Top Ten Action Item number 7a through 7c. Please refer to the Top Ten Action Plan.

65. Develop a traffic calming plan and conduct traffic calming improvements.

This is a Top Ten Action Item 9a and 9b. Refer to the Top Ten Action Plan.

66. Improve pedestrian safety and enhance the pedestrian environments across Monterey Highway at East Branham Lane and Chynoweth Avenue.

Action: The Department of Transportation should investigate options for improving pedestrian safety and enhancing the pedestrian environment at the intersections of Monterey Highway and East Branham Lane and Monterey Highway and Chynoweth Avenue.

Timeframe: Short-term

City Department Lead:

Department of Transportation

67. Improve line of sight at neighborhood intersections without four way stop signs.

Action: The Department Transportation should improve the line of sight at neighborhood intersections without four way stop signs by trimming bushes and street trees where needed. An analysis of installing “no parking” zones adjacent to intersections should also be conducted. Areas of concern include:

Timeframe: Short-term

City Department Lead:

Department of Transportation

- Battle Dance Drive
- Danze Drive at Roundtable
- Discovery Avenue and Azucar Avenue
- Edenvue Drive turning west onto Branham Lane
- Snow Drive at Ella Drive, War Admiral Avenue and Giusti Drive
- Azucar Avenue turning onto Roeder

EDENVALE/GREAT OAKS NEIGHBORHOOD REVITALIZATION PLAN
STRONG NEIGHBORHOODS INITIATIVE UPDATE

68. Replace faded stop bar markings and faded or damaged stop signs at neighborhood intersections.

Timeframe: Short-term

City Department Lead:
Department of Transportation

Action: To improve and maintain traffic and pedestrian safety at neighborhood intersection, the Department of Transportation should survey the neighborhood to identify faded painted road markings, faded or damaged stop signs and then replace signs as necessary. Residents can also contact the Department of Transportation with the locations of stop signs in need of replacement.

69. Install fencing and landscaping in the median of Monterey Highway, across from the southbound bus stop at Roeder Road to discourage jaywalking.

Timeframe: Medium-term

City Department Lead:
The Redevelopment Agency

Additional Responsible Parties:
Public Works;
The Department of Transportation;
The California Department of Transportation

Action: The Redevelopment Agency should fund and coordinate with Caltrans, the Department of Transportation and Public Works the installation of the median fence and landscaping as part of the Redevelopment of the Edenvale Shopping Mall. Fencing should be installed in the median from the intersection of Roeder Road to Blossom Hill Road. Fencing should not be built of chain-link. Tubular steel or other durable, low maintenance materials would be appropriate for fencing.

This portion of Monterey Highway is under the jurisdiction of the California Department of Transportation (Caltrans). The City will need to obtain permission from and reach a maintenance agreement with the State to install fencing and landscaping in the median of this portion of Monterey Highway.

70. Investigate options for discouraging jaywalking across Monterey Highway from bus stop at Chynoweth Avenue.

Timeframe: Short-term

Community Lead: Edenvale/Great Oaks Plan Implementation Coalition

Action: Edenvale/Great Oaks Plan Implementation Coalition should work with DOT and VTA to investigate what options, such as signage, are available to discourage jaywalking. Presently, many bus patrons disembarking from Valley Transportation Authority (VTA) buses at this stop do not use the existing crosswalk

Additional Responsible Parties:

Department of Transportation
Valley Transportation Authority

and signal at Roeder Road but jaywalk in a south easterly direction across Monterey because this is a more direct route to destination to the residences to the South East.

It should be noted that to address this issue the original plan suggested the moving of the bus stop, however, VTA investigated the situation and concluded that this was not feasible. In addition, and at the request of the community the Department of Transportation investigated the situation and confirmed VTA's conclusion. Nevertheless, EGOPIC would still like to explore the possibility of moving the bus stop in some fashion.

71. Conduct bicycle and pedestrian safety classes for school children at Stipe and Edenvale Elementary Schools.

Timeframe: Short-term to ongoing

City Department Lead:

Police

Additional Responsible Party:

The Oak Grove School District.

Action: The Police Department's School Safety Unit will conduct pedestrian and bicycle safety classes at Stipe and Edenvale Elementary School. Classes should be conducted annually and on an ongoing basis to ensure that the class is taught to new students and to remind existing students of the importance of pedestrian and bicycle safety.

Lighting

72. Improve Street Lighting at identified locations.

This is Top Ten Action Item number 10a through 10c. Refer to Top Ten Action Plan.

73. Conduct structural tree trimming of all street trees in the Edenvale/Great Oaks Neighborhood Revitalization Area to improve street lighting and maintain the health of the trees.

Action: The Department of Transportation should include structural tree trimming in Edenvale/Great Oaks in its list of jobs to be completed in Fiscal Year 2001-2002.

Timeframe: Immediate term

The Edenvale/Great Oaks Advisory Group set aside \$25,000 to pay for the structural

EDENVALE/GREAT OAKS NEIGHBORHOOD REVITALIZATION PLAN

STRONG NEIGHBORHOODS INITIATIVE UPDATE

City Department Lead: Department of Transportation

trimming of street trees. PRNS should provide the City Arborist at DOT with a charge code to which this trimming job can be billed.

Neighborhood Land Use and Parking

Land Use

74. Redevelop and revitalize the Edenvale Shopping Center.

Timeframe: Short to Intermediate-term

City Department Lead:
The Redevelopment Agency

Action: The Redevelopment Agency will collaborate with the residents of the surrounding neighborhoods to develop a redevelopment plan for the Edenvale Shopping Center. The Redevelopment Agency should explore the feasibility of redeveloping a significant portion of the site with relatively high density housing preferably with some ground floor retail uses. The Redevelopment Agency should work with Parks, Recreation and Neighborhood Services to explore the possibility of incorporating a childcare center into the redevelopment of the Edenvale Shopping Center. Should a portion of the shopping center be redeveloped with housing, the childcare center could be incorporated within the residential development. Another alternative may be to explore the feasibility of the Edenvale Shopping Center as a potential site for senior housing.

If the redevelopment of the shopping center in the above manners is not feasible, the Redevelopment Agency should explore improvements to the site design, façade and inadequate lighting to address the issues of blight and safety that currently exist.

75. Redevelop abandoned gas station on Monterey Highway.

Action: The Office of Economic Development and the Redevelopment

Timeframe: Immediate to short term

City Department Lead:

Office of Economic Development;
The Redevelopment Agency

Additional Responsible Party:

The Department of Planning, Building and
Code Enforcement – Code Enforcement
Division

Agency should work together with the property owner to identify redevelopment opportunities for the site. While the property remains vacant, Code Enforcement should, as needed, work with the property owners to keep the site fenced and clear of litter.

76. Ensure that new development within or adjacent to the revitalization area is compatible with the surrounding neighborhoods.

Timeframe: Ongoing

City Department Lead:

Planning, Building, and Code
Enforcement - Planning Division

Action: The Planning Divisions will ensure that any new private or public development in or adjacent to the Edenvale/Great Oaks Neighborhood Revitalization Area is of a type, design, and scale that is compatible with the surrounding neighborhoods.

Parking

77. Remove inoperable and abandoned motor vehicles from public streets.

Timeframe: Ongoing

City Department Lead:

Planning, Building, and Code
Enforcement (Code Division – Vehicle
Abatement)

Community Lead:

Individual residents and property owners

Action: To increase the supply of available on-street parking spaces and to improve the appearance of neighborhood streets residents should not store inoperable vehicles in the public right-of-way. If a vehicle remains in the same parking space for more than 72 hours, residents are encouraged to call Vehicle Abatement in the Code Enforcement Division. Vehicle Abatement will first issue a warning and then, if the warning goes unheeded, will have the vehicle towed.

78. Investigate redesigning parking areas of multi-family properties to add additional off-street parking areas.

Timeframe: Short-term

Action: Multi-family property owners should investigate whether redesigning parking areas could provide additional off-street parking spaces for their tenants. Property owners are encouraged to contact

EDENVALE/GREAT OAKS NEIGHBORHOOD REVITALIZATION PLAN
STRONG NEIGHBORHOODS INITIATIVE UPDATE

Community Lead:

Multi-family property owners

the Planning Division for guidance and assistance.

Additional Responsible Party:

Planning, Building, and Code
Enforcement – Planning Division

79. Remove portions of front yard paving not used as driveways and install landscaping.

Timeframe: Short-term to Medium term

Community Lead:

Individual property owners

Action: Property owners are encouraged to remove portions of front yard paving not necessary as driveways and to install landscaping as means to improve the appearance of the neighborhood. New front yard landscaping may need to consist of plant and landscaping materials that will discourage tenants from parking in front yard landscaping areas.

Additional Responsible Party:

Planning, Building, and Code
Enforcement (Code Enforcement
Division)

The Code Enforcement Division should investigate the permit history of those properties with paving in most or all of the front setback area.

80. Illegal conversion of garages.

Timeframe: Ongoing

City Department Lead:

Planning, Building and Code
Enforcement- Code Enforcement Division

Community Lead:

Residents

Action: The conversion of garages to living areas raises not only health and safety concerns, but also exacerbates parking and congestion problems in the neighborhood. While for a period of time, garage conversions were permitted in the City of San Jose; effective February 19, 2001 they are no longer not permitted by the Zoning Code. The Code Enforcement Division should proactively enforce the regulations prohibiting the conversion of garages into living space. If community members believe a residence is not complying with regulation limiting the number of persons per dwelling base on health and safety concerns, they should contact the Code Enforcement Division. Staff will then identify homes that do not comply with the Zoning Code and begin the necessary processes for bringing them

81. Illegal parking on neighborhood sidewalks.

Timeframe: Ongoing

Community Lead:

Residents

City Department Lead:

Department of Transportation- Parking Enforcement Unit

into compliance.

Action: Residents should contact Parking Enforcement to report any sidewalk parking violations. Department of Transportation -Parking Enforcement Unit will then assess the extent of the problem overall, and if there are a significant number of violations, staff will leave warnings on the vehicles in violation of the law. If the problem persists, the Parking Enforcement Division should issue citations.

Community associations are also encouraged to contact Parking Enforcement for brochures on parking regulations as well as request their attendance at any community meeting to help educate community members on parking restrictions and address concerns they may have regarding parking issues in their neighborhood.

Neighborhood Organization and Participation

New Neighborhood Organizations

82. Support the new Great Oaks Neighborhood Association.

Time-frame: Short-term

City Department Lead:

Parks, Recreation and Neighborhood Services

Action: The Department of Parks, Recreation and Neighborhood Services should continue to support the new Great Oaks Neighborhood Association with its formation and with outreach activities.

83. Continue to strengthen Edenvale Great Oaks Plan Implementation Coalition (EGOPIC) as they oversee the Implementation of the Neighborhood Revitalization Plan.

Time-frame: Short-term

Action: Members of or representatives from the Edenvale Roundtable Community Association, the Great Oaks Neighborhood Association, El Comite Hispano, Stipe and Edenvale Elementary Schools, and Christ the King Church should continue to participate in EGOPIC

EDENVALE/GREAT OAKS NEIGHBORHOOD REVITALIZATION PLAN
STRONG NEIGHBORHOODS INITIATIVE UPDATE

City Department Lead:

Parks, Recreation and Neighborhood
Services

Community Responsible Parties:

Edenvale Roundtable Community
Association;
Great Oaks Neighborhood Association;
El Comite Hispano;
Stipe and Edenvale Elementary Schools;
Christ the King Church;
Property owners and residents.

to oversee implementation of the
revitalization plan. One of the primary
functions of EGOPIC has been and will
continue to be overseeing the expenditure
of the \$700,000 in one-time discretionary
funds.

The Edenvale/Great Oaks Neighborhood
Revitalization Plan Advisory Group set
aside \$50,000 of its one-time discretionary
funds to pay for community outreach
activities and general operating expenses
of EGOPIC. EGOPIC should consider
allocating an additional \$50,000 from the
reserve discretionary funds to hire a full or
part-time staff person for one to two years.

***Neighborhood Association
Community Centers***

**84. Develop a community center for the
Great Oaks Neighborhood Association.**

**This is Top Ten Action Item number 1.
Refer to the Top Ten Action Plan.**

**85. Replace the existing Edenvale
Roundtable Community Association
Center with a new portable facility.**

**This is Top Ten Item number 2. Refer
to the Top Ten Action Plan.**

***Neighborhood Participation and
Sense of Community***

**86. Increase community outreach to
encourage greater participation by
underrepresented groups in the effort
to improve the neighborhoods in the
revitalization area.**

Time-frame: Short-term to ongoing

Community Leads:

The Edenvale Roundtable Community
Association;
The Great Oaks Neighborhood
Association

Action: The Edenvale Roundtable
Community Association (ERCA) should
continue with its ongoing efforts to
increase community participation. For
assistance in developing effective outreach
strategies, the Great Oaks Neighborhood
Association should consult with ERCA.
Like ERCA, the Great Oaks
Neighborhood Association (GONA)
should consider publishing a multi-lingual
newsletter on a regular basis and should
hold community events on an annual or
seasonal basis.

As an additional strategy to reach out to non-English speaking households, both GONA and ERCA should consider coordinating with the Oak Grove School District to distribute information and newsletters through school children.

87. Improve identified gateways into neighborhood.

Timeframe: Medium-term

City Department Lead:

Department of Transportation

Community Lead:

Edenvale Great Oaks Plan Implementation Coalition

Action: Gateway features at major neighborhood entries help to identify the neighborhood and create a sense of community and place. The community has identified Branham Lane at Rahway Drive and Roeder Road at Monterey Highway as two possible locations. The Edenvale Great Oaks Plan Implementation Coalition should work with the Department of Transportation to define what is feasible at these gateway locations and develop a list of recommended improvements.

88. Install a community information bulletin board at Great Oaks Park, Stipe and Edenvale Elementary Schools, along Roundtable Drive, and at the Edenvale Shopping Center.

Time-frame: Immediate term and short-term (for bulletin board at Edenvale Shopping Center)

Community Leads:

The Edenvale Roundtable Community Association;

The Great Oaks Neighborhood Association

Additional Responsible Party:

The Redevelopment Agency

Action: The Edenvale/Great Oaks Neighborhood Revitalization Plan Advisory Group set aside \$3,200 to pay for the installation of community bulletin boards at the identified locations. The community bulletin boards should be installed, managed, and maintained by the Edenvale Roundtable Association, and the Great Oaks Neighborhood Association in coordination with the Oak Grove School District, adjacent property owners, and the Department of Parks Recreation and Neighborhood Services (PRNS).

The redevelopment of the Edenvale Shopping Center should include the installation of a community information bulletin board. The Redevelopment Agency should work with the Edenvale Roundtable Community Association to develop a design and a location for this bulletin board.

EDENVALE/GREAT OAKS NEIGHBORHOOD REVITALIZATION PLAN

STRONG NEIGHBORHOODS INITIATIVE UPDATE

89. Develop and distribute a list of services and programs available to the residents of the Edenvale/Great Oaks Neighborhood Revitalization Area.

Time-frame: Immediate

Community Lead:

The Edenvale/Great Oaks Plan
Implementation Coalition

Additional Responsible Parties:

City Department: Parks, Recreation and
Neighborhood Services;

Community: Edenvale Roundtable
Community Association; Great Oaks
Neighborhood Association; rental
property owners and managers

Action: To inform residents of available public services and programs, Parks, Recreation and Neighborhood Services (PRNS) has developed the Neighborhood Troubleshooter Guide. The guide is a handy reference designed to identify City and community resources that can assist residents in answering questions and solving problems. The Edenvale/Great Oaks Plan Implementation Coalition, with the assistance of PRNS, should help to distribute the guide on an ongoing basis, through neighborhood association newsletters. Property owners and managers should also provide this list to new tenants.

90. Reallocate a portion of the one-time discretionary funds to assist ERCA and GONA with operating and outreach expenses as needed.

Timeframe: Immediate

Community Lead: Edenvale/Great Oaks
Plan Implementation Coalition

Additional Responsible Party:

Parks, Recreation and Neighborhood
Services

Action: Edenvale/Great Oaks Plan Implementation Coalition (EGOPIC) should consider reallocating a portion of their discretionary funds to assist Edenvale Roundtable Community Association (ERCA) and Great Oaks Neighborhood Association (GONA) with operating and community outreach expenses if and when needed. EGOPIC should work with PRNS to determine how this reallocation could be made.

Implementation Approach

Implementing the actions listed in this plan update will be a collaborative effort between the City and the Community. Both the City, through the individual departments and divisions, and the Community must work in partnership to successfully implement the actions outlined in this update document.

On the City's part, implementation will be led by the Neighborhood Team. The Neighborhood Team will consist of staff members from all of the departments and divisions that have been assigned responsibility for the actions in this plan update. For the Edenvale/Great Oaks SNI Area it is anticipated that team members will consist of staff from the Redevelopment Agency, the Department of Transportation, the Planning Division, the Code Enforcement Division, Public Works, the Police Department and Parks, Recreation and Neighborhood Services. While individual departments will have the lead responsibility on given actions, the Department of Parks, Recreation and Neighborhood Services, Neighborhood Services Division will have the overall responsibility for overseeing and monitoring the implementation of the Plan. As such, the Neighborhood Services Division of PRNS will lead the Neighborhood Team. In addition, the Neighborhood Services Division will have the overall responsibility of supporting community efforts to implement the Plan.

On the community end, the Edenvale/Great Oaks Plan Implementation Coalition (EGOPIC) will have the lead in overseeing and monitoring the progress of Plan implementation. In addition, EGOPIC will have primary responsibility for implementing many of the actions in the Action Plan. EGOPIC, which grew out of the Neighborhood Advisory Group that developed the original Edenvale/Great Oaks Neighborhood Revitalization Plan, consists of representatives of the Edenvale Roundtable Community Association, the Great Oaks Neighborhood Association, representatives from Stipe and Edenvale Elementary Schools and representatives of Christ the King Church. It should be noted that EGOPIC, which has been overseeing and working towards implementation of their revitalization Plan since it was adopted in April of 2000, already has a successful track record of implementing many of the original recommended actions.

While EGOPIC will be the community lead on Plan Implementation, the individual neighborhood associations, and individual residents and property owners will all need to play a significant part in implementing the plan and improving the livability of their Edenvale and Great Oaks neighborhoods. For many of the action items, the neighborhood associations and individual community members are expected to be responsible parties. For example, as part of the effort to plant new street trees in the Plan area, the neighborhood associations will be expected to take the lead in organizing tree planting events and adjacent property owners will be expected to water and care for the new trees.

Throughout the implementation process, it should be remembered that a primary purpose of the Strong Neighborhoods Initiative is to create strong Edenvale and Great Oaks neighborhoods by strengthening the existing neighborhood associations. The Strong Neighborhoods Initiative seeks to empower ERCA, GONA and EGOPIC, as well as individual community members, to tackle and solve neighborhood issue now and in the future.

EDENVALE/GREAT OAKS NEIGHBORHOOD REVITALIZATION PLAN
STRONG NEIGHBORHOODS INITIATIVE UPDATE

ACTION ITEM	RESPONSIBLE PARTIES	POTENTIAL FUNDING SOURCES	CITY SERVICE AREAS	TIMEFRAME Immediate: 0-18 months Short-term = 0-3 years Medium-term = 3-6 years Long-term: 6+ years Ongoing
NEIGHBORHOOD CONDITION AND MAINTENANCE				
PROPERTY MAINTENANCE AND IMPROVEMENT				
1. Strong and proactive enforcement of City codes	<ul style="list-style-type: none"> • PBCE (Code Enforcement) • Individual residents and property owners 	<ul style="list-style-type: none"> • City budget 	<ul style="list-style-type: none"> • EAND 	Ongoing
2. Promote available City rehabilitation loan and paint grant programs to property owners.	<ul style="list-style-type: none"> • Housing • ERCA • GONA • Edenvale/Great Oaks Property Owners Association 	<ul style="list-style-type: none"> • City budget 	<ul style="list-style-type: none"> • EAND 	Immediate
3. Conduct courses on basic property maintenance courses	<ul style="list-style-type: none"> • PBCE (Code Enforcement) • ERCA • GONA • EGOPIC • Edenvale/Great Oaks Property Association 	<ul style="list-style-type: none"> • City budget (for Code Enforcement Staff Time) • \$600 in one-time discretionary funds (to hire consultant) 	<ul style="list-style-type: none"> • EAND 	Short-term & periodically
4. Rehabilitation and maintenance of residential buildings in good condition to reduce blight	<ul style="list-style-type: none"> • Individual property owners 	<ul style="list-style-type: none"> • Private resources 	<ul style="list-style-type: none"> • EAND 	Short-term
5. Establish an Edenvale/Great Oaks Property Owners Association	<ul style="list-style-type: none"> • PRNS • PBCE (Code Enforcement) • Individual rental property owners 	<ul style="list-style-type: none"> • Private grants 	<ul style="list-style-type: none"> • EAND 	Short-term
6. Conduct tenant workshops	<ul style="list-style-type: none"> • PBCE (Code Enforcement) • Edenvale Property Owners Association • ERCA • GONA • Individual property owners 	<ul style="list-style-type: none"> • City budget 	<ul style="list-style-type: none"> • EAND 	Short-term & periodically

ACTION PLAN MATRIX

ACTION ITEM	RESPONSIBLE PARTIES	POTENTIAL FUNDING SOURCES	CITY SERVICE AREAS	TIMEFRAME Immediate: 0-18 months Short-term = 0-3 years Medium-term = 3-6 years Long-term: 6+ years Ongoing
7. Improve the appearance of the streetscape by making front yard and building façade improvements	<ul style="list-style-type: none"> Individual property owners 	<ul style="list-style-type: none"> Private resources 	<ul style="list-style-type: none"> EAND 	Immediate & ongoing
8. Consider the development of a streetscape and façade improvement grant or loan program	<ul style="list-style-type: none"> RDA The Housing Department 	<ul style="list-style-type: none"> Private resources City budget SNI Redevelopment Funds 	<ul style="list-style-type: none"> EAND 	Immediate-term
VISUAL BLIGHT				
9. Beautify neighborhood park-strips	<ul style="list-style-type: none"> EGOPIC 	<ul style="list-style-type: none"> Community Action & Pride Grant Private resources SNI Redevelopment Funds 	<ul style="list-style-type: none"> EAND 	Short-term
10. Eliminate graffiti	<ul style="list-style-type: none"> Residents, property and business owners PRNS (Anti-Graffiti Program) 	<ul style="list-style-type: none"> Private resources City budget 	<ul style="list-style-type: none"> EAND 	Ongoing
11. Discourage graffiti through use of anti-graffiti paint and landscaping	<ul style="list-style-type: none"> RDA (Edenvale Shopping Center) Private property owners 	<ul style="list-style-type: none"> Private resources SNI Redevelopment Funding (Edenvale Shopping Center) 	<ul style="list-style-type: none"> EAND 	Short to intermediate-term
12. Discourage school children from participating in graffiti activity	<ul style="list-style-type: none"> PRNS Oak Grove School District 	<ul style="list-style-type: none"> City budget 	<ul style="list-style-type: none"> PSS 	Short-term to ongoing
13. Discourage shopping cart theft	<ul style="list-style-type: none"> Albertson's Market, Wal-Mart and other area retailers PBCE (Code Enforcement) 	<ul style="list-style-type: none"> Private resources 	<ul style="list-style-type: none"> PSS 	Immediate-term to ongoing
14. Continue offering personal shopping carts to neighborhood residents at below wholesale	<ul style="list-style-type: none"> Albertson's Market, Wal-Mart and other area retailers 	<ul style="list-style-type: none"> Private resources 	<ul style="list-style-type: none"> EAND 	Immediate-term
15. Report shopping carts abandoned in the neighborhood	<ul style="list-style-type: none"> Residents, property owners, and other community members 	<ul style="list-style-type: none"> Private resources 	<ul style="list-style-type: none"> EAND 	Ongoing

ACTION PLAN MATRIX

ACTION ITEM	RESPONSIBLE PARTIES	POTENTIAL FUNDING SOURCES	CITY SERVICE AREAS	TIMEFRAME Immediate: 0-18 months Short-term = 0-3 years Medium-term = 3-6 years Long-term: 6+ years Ongoing
16. Remove inoperable vehicles from public right of way and from front yards.	<ul style="list-style-type: none"> Individual residents and property owners PBCE (Code Enforcement – Vehicle Abatement) 	<ul style="list-style-type: none"> City budget 	<ul style="list-style-type: none"> EAND 	Ongoing
17. Remove large commercial vehicles and recreational vehicles from residential streets	<ul style="list-style-type: none"> Individual residents and property owners PBCE (Code Enforcement – Vehicle Abatement) Police 	<ul style="list-style-type: none"> City budget 	<ul style="list-style-type: none"> EAND 	Ongoing
INFRASTRUCTURE MAINTENANCE AND IMPROVEMENT				
18. Maintain main and lateral sewer lines in good condition	<ul style="list-style-type: none"> DOT Individual property owners 	<ul style="list-style-type: none"> City budget Private resources 	<ul style="list-style-type: none"> EAUS 	Ongoing
19. Repair or replace cracked or damaged sidewalks, curbs, and gutters	<ul style="list-style-type: none"> Individual property owners DOT RDA 	<ul style="list-style-type: none"> Private resources City grants SNI Redevelopment Funds 	<ul style="list-style-type: none"> TS 	Immediate-term to ongoing
20. Consider supplementing the existing sidewalk repair and reconstruction program	<ul style="list-style-type: none"> DOT RDA 	<ul style="list-style-type: none"> SNI Redevelopment Funds 	<ul style="list-style-type: none"> TS 	Immediate-term
21. Report damaged sidewalks, curbs and gutters that are a safety hazard	<ul style="list-style-type: none"> Residents and property owners DOT 	<ul style="list-style-type: none"> Private resources 	<ul style="list-style-type: none"> TS 	Ongoing
22a. Plant street trees on Snow Drive	<ul style="list-style-type: none"> DOT EGOPIC Residents and property owners along Snow Drive Our City Forest 	<ul style="list-style-type: none"> \$25,000 in one-time discretionary funds Our City Forest City Budget CAP grants 	<ul style="list-style-type: none"> TS 	Immediate-term

ACTION PLAN MATRIX

ACTION ITEM	RESPONSIBLE PARTIES	POTENTIAL FUNDING SOURCES	CITY SERVICE AREAS	TIMEFRAME Immediate: 0-18 months Short-term = 0-3 years Medium-term = 3-6 years Long-term: 6+ years Ongoing
22b. Replace dead, dying or missing street trees	<ul style="list-style-type: none"> • DOT – City Arborist • EGOPIC • Our City Forest • Adjacent property owners and residents 	<ul style="list-style-type: none"> • \$20,000 in one-time discretionary funds • Our City Forest • City Budget • CAP grants 	• TS	Immediate-term
23a .Conduct an area wide survey to identify additional locations where street trees are missing	<ul style="list-style-type: none"> • EGOPIC • DOT – City Arborist • Our City Forest 	• No Funding Necessary	• TS	Immediate-term
23b. Secure additional funding	<ul style="list-style-type: none"> • DOT – City Arborist • EGOPIC 	• No Funding Necessary	• TS	Short-term
23c. Plant new street trees	<ul style="list-style-type: none"> • DOT – City Arborist • EGOPIC • Our City Forest • Adjacent property owners and residents 	<ul style="list-style-type: none"> • Our City Forest • CAP Grants • City Budget 	• TS	Short-term
24. Reconsider installing and enforcing “no parking” signs to ensure that parked cars do not interfere with regularly scheduled street sweeping.	<ul style="list-style-type: none"> • DOT- • ESD • EGOPIC • Individual residents and property owners 	• City-budget	• TS	Short-term
25. Repair and maintain neighborhood streets	<ul style="list-style-type: none"> • DOT • Residents and property owners 	• City-budget	• TS	Short-term, Intermediate-term and ongoing
AMERICAN DISABILITIES ACT (ADA) CURB RAMPS				
26a. Identify locations where ADA ramps are needed	<ul style="list-style-type: none"> • EGOPIC • DOT- Operations Division 	• City Budget	• TS	Immediate-term
26b. Secure funding to pay for the construct ADA curb ramps	• DOT- Operations Division	• No Funding Necessary	• TS	Immediate to short-term

ACTION PLAN MATRIX

ACTION ITEM	RESPONSIBLE PARTIES	POTENTIAL FUNDING SOURCES	CITY SERVICE AREAS	TIMEFRAME Immediate: 0-18 months Short-term = 0-3 years Medium-term = 3-6 years Long-term: 6+ years Ongoing
26c. Construct ADA curb ramps at identified locations	<ul style="list-style-type: none"> • DOT- Operations Division 	<ul style="list-style-type: none"> • City Budget • CDBG • SNI Redevelopment Funds 	<ul style="list-style-type: none"> • TS 	Immediate to medium-term

ACTION PLAN MATRIX

ACTION ITEM	RESPONSIBLE PARTIES	POTENTIAL FUNDING SOURCES	CITY SERVICE AREAS	TIMEFRAME Immediate: 0-18 months Short-term = 0-3 years Medium-term = 3-6 years Long-term: 6+ years Ongoing
NUISANCE ACTIVITY				
27. Reduce loitering and panhandling	<ul style="list-style-type: none"> • Police • Individual business and property owners 	<ul style="list-style-type: none"> • City-budget 	<ul style="list-style-type: none"> • PSS 	Immediate-term to ongoing
28. Work with owner of Seven Eleven to discourage loitering	<ul style="list-style-type: none"> • Property owner and residents • PBCE (Code Enforcement) 		<ul style="list-style-type: none"> • PSS 	
29. Prevent pets from roaming the neighborhoods unattended	<ul style="list-style-type: none"> • Pet owners 	<ul style="list-style-type: none"> • Private resources 	<ul style="list-style-type: none"> • EAND 	Ongoing
30. Remove stray or unattended pets	<ul style="list-style-type: none"> • Individual residents and pet owners • Animal Control • The Humane Society 	<ul style="list-style-type: none"> • Private resources • Humane Society budget 	<ul style="list-style-type: none"> • EAND 	Ongoing
31. Purchase cat traps for use by neighborhood residents and property owners	<ul style="list-style-type: none"> • ERCA • GONA 	<ul style="list-style-type: none"> • ERCA and GONA budget • Private donations or grants 	<ul style="list-style-type: none"> • EAND 	Short-term
32. Inform residents of need to control and spay or neuter pets.	<ul style="list-style-type: none"> • ERCA • GONA 	<ul style="list-style-type: none"> • ERCA and GONA budget 	<ul style="list-style-type: none"> • EAND 	Short-term to ongoing
LITTER/COMMUNITY CLEAN-UPS				
33. Subscribe to yard trimming cart service to help maintain clean neighborhood streets	<ul style="list-style-type: none"> • Individual resident and property owners • ERCA • GONA • ESD 	<ul style="list-style-type: none"> • Private resources • ERCA and GONA budget 	<ul style="list-style-type: none"> • EAUS 	Immediate-term and ongoing
34. Remove illegal dumping	<ul style="list-style-type: none"> • DOT • Individual residents and property owners 	<ul style="list-style-type: none"> • City budget 	<ul style="list-style-type: none"> • EAUS 	Ongoing
35. Keep sidewalk, park strip, and fence along Snow Drive adjacent to Stipe Elementary School well maintained and free of litter	<ul style="list-style-type: none"> • Oak Grove School District (Stipe Elementary School) 	<ul style="list-style-type: none"> • Stipe Elementary School 	<ul style="list-style-type: none"> • EAND 	Ongoing

ACTION PLAN MATRIX

ACTION ITEM	RESPONSIBLE PARTIES	POTENTIAL FUNDING SOURCES	CITY SERVICE AREAS	TIMEFRAME Immediate: 0-18 months Short-term = 0-3 years Medium-term = 3-6 years Long-term: 6+ years Ongoing
36. Establish ongoing regular community clean-up events	<ul style="list-style-type: none"> ERCA GONA PBCE -Code Enforcement 	<ul style="list-style-type: none"> \$60,000 in one-time discretionary funds Private grants 	<ul style="list-style-type: none"> EAND 	Immediate-term to ongoing
37. Improve garbage management at multi-family properties	<ul style="list-style-type: none"> Individual multi-family property owners and tenants 	<ul style="list-style-type: none"> Private resources 	<ul style="list-style-type: none"> EAUS 	Immediate-term to ongoing
38. Construct trash enclosures at multi-family properties and store trash bins in these enclosures.	<ul style="list-style-type: none"> Individual multi-family property owners 	<ul style="list-style-type: none"> Private resources 	<ul style="list-style-type: none"> EAUS 	Short-term
NEIGHBORHOOD FACILITIES AND SERVICES				
FULL SERVICE COMMUNITY CENTER				
39. Conduct feasibility/master plan study for a new community center in the vicinity of the Edenvale/Great Oaks Community	<ul style="list-style-type: none"> PRNS- Parks Division 	<ul style="list-style-type: none"> City Budget 	<ul style="list-style-type: none"> RACS 	Short-term
COMMUNITY GARDEN				
40a. Explore the feasibility of developing community garden	<ul style="list-style-type: none"> PRNS- Parks Division 	<ul style="list-style-type: none"> City Budget 	<ul style="list-style-type: none"> RACS 	Immediate-term
40b. Secure funding for the development of the community garden	<ul style="list-style-type: none"> PRNS- Parks Division 	<ul style="list-style-type: none"> No Funding Necessary 	<ul style="list-style-type: none"> RACS 	Short-term
40c. Develop master plan for the community garden	<ul style="list-style-type: none"> PRNS- Parks Division 	<ul style="list-style-type: none"> City Budget 	<ul style="list-style-type: none"> RACS 	Short-term
40d. Change the GP land use designation of the community garden project site	<ul style="list-style-type: none"> PBCE- Planning 	<ul style="list-style-type: none"> City Budget 	<ul style="list-style-type: none"> RACS 	Short-term
40e. Obtain an easement for use of Caltrans property if necessary	<ul style="list-style-type: none"> PRNS- Parks Division 	<ul style="list-style-type: none"> City Budget 	<ul style="list-style-type: none"> RACS 	Short-term
40f. Design and construct the community garden	<ul style="list-style-type: none"> PRNS- Parks Division Public Works-Design & Construction Division 	<ul style="list-style-type: none"> C and C funds SNI funds 	<ul style="list-style-type: none"> RACS 	Short to medium-term

ACTION PLAN MATRIX

ACTION ITEM	RESPONSIBLE PARTIES	POTENTIAL FUNDING SOURCES	CITY SERVICE AREAS	TIMEFRAME Immediate: 0-18 months Short-term = 0-3 years Medium-term = 3-6 years Long-term: 6+ years Ongoing
SKATEBOARD PARK				
41a. Explore the feasibility of a skateboard park	• PRNS- Parks Division	• City Budget	• RACS	Immediate-term
41b. Secure funding for skateboard park	• PRNS- Parks Division	• No Funding Necessary	• RACS	Short-term
41c. Design and construct skateboard park	• PRNS- Parks Division • Public Works-Design & Construction Division	• C and C funds • SNI funds	• RACS	Short to medium-term
US POSTAL SERVICE				
42. Post office is need in the community	• Residents and business owners	• Private resources	• EAND	Immediate or short-term
GREAT OAKS PARK				
43. Community involvement with the general care and maintenance of Great Oaks Park	• EGOPIK	• Private resources	• RACS	Intermediate-term and on-going
44. Report drug activity and drinking in Great Oaks Park	• Residents • SJP • PRNS	• City Budget	• PSS	Ongoing
45. Explore the feasibility of and community support for construction a public pool facility	• PRNS-Parks Division	• City Budget	• RACS	Short-term
PUBLIC TRANSIT AND BICYCLE AND PEDESTRIAN FACILITIES				
46. Investigate how to improve bicycle and pedestrian access to the neighborhoods on the west side of Monterey Highway and south of Blossom Hill Road.	• DOT	• City Budget	• TS	Short-term
47. Enhance public transit service in the Edenvale/Great Oaks neighborhood by improving access between Caltrain and VTA buses	• EGOPIK • VTA	• VTA budget	• TS	Short-term
48. Install bus benches adjacent to Caroline Davis Elementary School	• ERCA • VTA	• VTA budget	• TS	Short-term

ACTION PLAN MATRIX

ACTION ITEM	RESPONSIBLE PARTIES	POTENTIAL FUNDING SOURCES	CITY SERVICE AREAS	TIMEFRAME Immediate: 0-18 months Short-term = 0-3 years Medium-term = 3-6 years Long-term: 6+ years Ongoing
49. Incorporate proposed bicycle pedestrian path and bridge over US 101 and Coyote Creek in to the City of San Jose's Bicycle Master Plan	<ul style="list-style-type: none"> PBCE - Planning Division 	<ul style="list-style-type: none"> City Budget 	<ul style="list-style-type: none"> TS 	Short-term to long-term
50. Acquire vacant strip of land on Rahway Drive for the development of a sidewalk	<ul style="list-style-type: none"> DOT Public Works, Real Estate Division 	<ul style="list-style-type: none"> Private donation 	<ul style="list-style-type: none"> TS 	Short-term
LIBRARY SERVICES				
51. Construct a library within or with reasonable walking distance of the Edenvale/Great Oaks Neighborhood Revitalization Area	<ul style="list-style-type: none"> San Jose Public Library 	<ul style="list-style-type: none"> City budget 	<ul style="list-style-type: none"> RACS 	Medium-term
52. Publicize bookmobile visits	<ul style="list-style-type: none"> San Jose Public Library ERCA GONA Oak Grove School District (Stipe, Edenvale, Carolyn Davis Schools) The Boys and Girls Club 	<ul style="list-style-type: none"> City budget ERCA & GONA budgets 	<ul style="list-style-type: none"> RACS 	Immediate-term to ongoing
53. Improve accessibility of Eden Palms Bookmobile stop	<ul style="list-style-type: none"> San Jose Public Library Eden Palms 	<ul style="list-style-type: none"> City budget Private resources 	<ul style="list-style-type: none"> RACS 	Short-term
HEALTH CARE				
54. Education and promotion of existing health programs	<ul style="list-style-type: none"> ERCA GONA 	<ul style="list-style-type: none"> ERCA & GONA budgets 	<ul style="list-style-type: none"> RACS 	On-going
CHILD DAY CARE				
55. Identify and pursue the establishment of additional childcare programs and providers	<ul style="list-style-type: none"> PRNS RDA 	<ul style="list-style-type: none"> City budget 	<ul style="list-style-type: none"> RACS 	Short-term
56. Explore the establishment of a Smart Start Center	<ul style="list-style-type: none"> PRNS 	<ul style="list-style-type: none"> City budget 	<ul style="list-style-type: none"> RACS 	Intermediate-term
57. Establish child day care at Stipe Elementary School	<ul style="list-style-type: none"> Oak Grove School District (Stipe Elementary School) 	<ul style="list-style-type: none"> Oak Grove School District budget Service fees 	<ul style="list-style-type: none"> RACS 	Short-term

ACTION PLAN MATRIX

ACTION ITEM	RESPONSIBLE PARTIES	POTENTIAL FUNDING SOURCES	CITY SERVICE AREAS	TIMEFRAME Immediate: 0-18 months Short-term = 0-3 years Medium-term = 3-6 years Long-term: 6+ years Ongoing
58. Establish private home daycare programs within the Edenvale and Great Oaks Neighborhood	<ul style="list-style-type: none">• PRNS• Individual residents	<ul style="list-style-type: none">• Private resources• City budget	<ul style="list-style-type: none">• RACS	Short to medium-term
	NEIGHBORHOOD SAFETY			
CRIME AND GANG ACTIVITY				
59. Reduce criminal activity and vandalism	<ul style="list-style-type: none">• Police• ERCA• GONA• Residents and business and property owners• Oak Grove School District (Carolyn Davis, Stipe and Edenvale Schools)	<ul style="list-style-type: none">• City budget	<ul style="list-style-type: none">• PSS	Short-term to ongoing
60. Establish neighborhood watch programs throughout the Edenvale/Great Oaks neighborhoods	<ul style="list-style-type: none">• Police (Community Services Division)• PRNS• ERCA• GONA• Neighborhood residents	<ul style="list-style-type: none">• City budget	<ul style="list-style-type: none">• PSS	Short-term
61. Confront and dispel gang activity when it occurs	<ul style="list-style-type: none">• Individual parents and residents• SJPd – Gang Prevention• PRNS• Oak Grove School District	<ul style="list-style-type: none">• City budget	<ul style="list-style-type: none">• PSS	Ongoing

ACTION PLAN MATRIX

ACTION ITEM	RESPONSIBLE PARTIES	POTENTIAL FUNDING SOURCES	CITY SERVICE AREAS	TIMEFRAME Immediate: 0-18 months Short-term = 0-3 years Medium-term = 3-6 years Long-term: 6+ years Ongoing
62. Promote existing after school recreational activities and education opportunities for area youth to discourage crime and gang activity	<ul style="list-style-type: none"> • PRNS • ERCA • GONA • Individual parents • Oak Grove School District (Carolyn Davis, Stipe and Edenvale Schools) • Boys and Girls Club 	<ul style="list-style-type: none"> • City budget • Private funding sources • Oak Grove School District budget. 	<ul style="list-style-type: none"> • PSS 	Short-term to ongoing
63. Provide neighborhood youth with opportunities to participate in community efforts, activities and events	<ul style="list-style-type: none"> • ERCA • GONA 	<ul style="list-style-type: none"> • ERCA and GONA budget • Private grants 	<ul style="list-style-type: none"> • PSS 	Short-term to ongoing
TRAFFIC AND PEDESTRIAN SAFETY				
64a. Conduct a study of traffic congestion at neighborhood schools	<ul style="list-style-type: none"> • DOT • Oak Grove School District • ERCA & GONA 	<ul style="list-style-type: none"> • City Budget (Access Enhancement Program) 	<ul style="list-style-type: none"> • TS 	Immediate-term
64b. Secure funding for the implementation of traffic and safety improvements	<ul style="list-style-type: none"> • DOT • Oak Grove School District • ERCA & GONA 	<ul style="list-style-type: none"> • No Funding Necessary 	<ul style="list-style-type: none"> • TS 	Short-term
64c. Design and install traffic and safety improvements	<ul style="list-style-type: none"> • DOT • Public Works-Design & Construction Division 	<ul style="list-style-type: none"> • City Budget • CDBG • SNI Redevelopment Funds • TLC Grants – MTC • Safe Routes to School Grants- State of CA 	<ul style="list-style-type: none"> • TS 	Short-term
65a. Develop a traffic calming plan	<ul style="list-style-type: none"> • DOT 	<ul style="list-style-type: none"> • City Budget • CDBG 	<ul style="list-style-type: none"> • TS 	Short-to medium-term

ACTION PLAN MATRIX

ACTION ITEM	RESPONSIBLE PARTIES	POTENTIAL FUNDING SOURCES	CITY SERVICE AREAS	TIMEFRAME Immediate: 0-18 months Short-term = 0-3 years Medium-term = 3-6 years Long-term: 6+ years Ongoing
65b. Install traffic calming measures	<ul style="list-style-type: none"> DOT 	<ul style="list-style-type: none"> Transportation Enhancement Grants – MTC TLC Grants – MTC 	<ul style="list-style-type: none"> TS 	Short to medium-term
66. Improve pedestrian safety and enhance the pedestrian environments across Monterey Highway at East Branham Lane and Chynoweth Avenue	<ul style="list-style-type: none"> DOT 	<ul style="list-style-type: none"> City Budget CDBG SNI Redevelopment Funds TLC Grants – MTC 	<ul style="list-style-type: none"> TS 	Short-term
67. Improve line of site at neighborhood intersection without four way stop signs	<ul style="list-style-type: none"> DOT 	<ul style="list-style-type: none"> City Budget 	<ul style="list-style-type: none"> TS 	Short-term
68. Replace faded stop bars and damaged and faded stop signs at neighborhood intersections	<ul style="list-style-type: none"> DOT 	<ul style="list-style-type: none"> City Budget 	<ul style="list-style-type: none"> TS 	Short-term
69. Install fencing and landscaping within median of Monterey Highway across from southbound bus stop at Roeder Road to discourage jaywalking	<ul style="list-style-type: none"> RDA Public Works DOT Caltrans 	<ul style="list-style-type: none"> Redevelopment funding 	<ul style="list-style-type: none"> TS 	Medium-term
70. Investigate options for discouraging jaywalking across Monterey from bus stop at Chynoweth Avenue	<ul style="list-style-type: none"> EGOPIC DOT VTA 	<ul style="list-style-type: none"> EGOPIC budget 	<ul style="list-style-type: none"> TS 	Short-term
71. Conduct bicycle and pedestrian safety classes at Stipe and Edenvale Elementary Schools	<ul style="list-style-type: none"> SJPD– School Safety Unit Oak Grove School District (Edenvale and Stipe Elementary Schools) 	<ul style="list-style-type: none"> City budget 	<ul style="list-style-type: none"> TS 	Short-term to ongoing
LIGHTING				
72a. Identify how to improve street lighting at identified locations	<ul style="list-style-type: none"> Public Works – Design and Construction Division 	<ul style="list-style-type: none"> City Budget 	<ul style="list-style-type: none"> EAUS 	Immediate-term

ACTION PLAN MATRIX

ACTION ITEM	RESPONSIBLE PARTIES	POTENTIAL FUNDING SOURCES	CITY SERVICE AREAS	TIMEFRAME Immediate: 0-18 months Short-term = 0-3 years Medium-term = 3-6 years Long-term: 6+ years Ongoing
72b. Obtain funding for street lighting improvements at identified locations	<ul style="list-style-type: none"> Public Works – Design and Construction Division 	<ul style="list-style-type: none"> CDBG (For the Edenvale neighborhood) \$70,000 in one-time discretionary funds (for area wide improvements) SNI Redevelopment Funds City Budget 	<ul style="list-style-type: none"> EAUS 	Short-term
73. Conduct structural tree trimming of all street trees in the Edenvale/Great Oaks Neighborhood Revitalization Area to improve street lighting and maintain the health of street trees	<ul style="list-style-type: none"> DOT 	<ul style="list-style-type: none"> City budget \$25,000 in one-time discretionary funds 	<ul style="list-style-type: none"> TS 	Short-term & medium-term
NEIGHBORHOOD LAND USE AND PARKING				
LAND USE				
74. Redevelop and revitalize the Edenvale Shopping Center	<ul style="list-style-type: none"> RDA 	<ul style="list-style-type: none"> Redevelopment Funding Private funding 	<ul style="list-style-type: none"> EAND 	Intermediate to short-term

ACTION PLAN MATRIX

ACTION ITEM	RESPONSIBLE PARTIES	POTENTIAL FUNDING SOURCES	CITY SERVICE AREAS	TIMEFRAME Immediate: 0-18 months Short-term = 0-3 years Medium-term = 3-6 years Long-term: 6+ years Ongoing
75. Redevelop abandoned gas station on Monterey Highway	<ul style="list-style-type: none"> Office of Economic Development RDA Property Owner PBCE- Code Enforcement 	<ul style="list-style-type: none"> Private resources 	<ul style="list-style-type: none"> EAND 	Intermediate to short-term
76.Ensure that new development within or adjacent to the revitalization area is compatible with the surrounding neighborhoods	<ul style="list-style-type: none"> PBCE- Planning Division 	<ul style="list-style-type: none"> City Budget 	<ul style="list-style-type: none"> EAND 	Ongoing
PARKING				
77. Remove inoperable and abandoned vehicles from public streets	<ul style="list-style-type: none"> PBCE – Code Enforcement, Vehicle Abatement Unit Individual residents and property owners 	<ul style="list-style-type: none"> City budget 	<ul style="list-style-type: none"> PSS 	Ongoing
78. Investigate redesigning parking areas of multi-family properties to add additional off-street parking area	<ul style="list-style-type: none"> PBCE -Planning Division Multi-family property owners 	<ul style="list-style-type: none"> Private resources 	<ul style="list-style-type: none"> PSS 	Short-term

ACTION ITEM	RESPONSIBLE PARTIES	POTENTIAL FUNDING SOURCES	CITY SERVICE AREAS	TIMEFRAME Immediate: 0-18 months Short-term = 0-3 years Medium-term = 3-6 years Long-term: 6+ years Ongoing
79. Remove portions of front yard paving not used as driveways and install landscaping	<ul style="list-style-type: none"> Individual property owners PBCE -Code Enforcement 	<ul style="list-style-type: none"> Private resources City Budget 	<ul style="list-style-type: none"> PSS? 	Short to medium-term
80. Illegal conversion of garages	<ul style="list-style-type: none"> Residents PBCE – Code Enforcement 	<ul style="list-style-type: none"> City Budget 	<ul style="list-style-type: none"> PSS? 	Ongoing
81. Illegal parking on neighborhood sidewalks	<ul style="list-style-type: none"> Residents DOT – Parking Enforcement 	<ul style="list-style-type: none"> City Budget 	<ul style="list-style-type: none"> PSS? 	Ongoing
NEIGHBORHOOD ORGANIZATION AND PARTICIPATION				
NEW NEIGHBORHOOD ORGANIZATIONS				
82. Support the new Great Oaks Neighborhood Association	<ul style="list-style-type: none"> PRNS 	<ul style="list-style-type: none"> City budget 	<ul style="list-style-type: none"> EAND 	Short-term
83. Continue to strengthen Edenvale/Great Oaks Plan Implementation Coalition as they oversee the implementation of the Neighborhood Revitalization Plan	<ul style="list-style-type: none"> PRNS ERCA GONA El Comite Hispano Stipe and Edenvale Elementary Schools Christ the King Church Property owners and residents 	<ul style="list-style-type: none"> \$50,000 in one-time discretionary funds 	<ul style="list-style-type: none"> EAND 	Short-term
NEIGHBORHOOD ASSOCIATION COMMUNITY CENTERS				
84a. Determine desired uses and facilities at a Great Oaks neighborhood center	<ul style="list-style-type: none"> PRNS GONA EGOPIC Oak Grove School District (Stipe Elementary) 	<ul style="list-style-type: none"> No Funding Necessary 	<ul style="list-style-type: none"> RACS 	Immediate-term

ACTION ITEM	RESPONSIBLE PARTIES	POTENTIAL FUNDING SOURCES	CITY SERVICE AREAS	TIMEFRAME Immediate: 0-18 months Short-term = 0-3 years Medium-term = 3-6 years Long-term: 6+ years Ongoing
84b. Develop an interim Great Oaks neighborhood center	<ul style="list-style-type: none"> • PRNS • GONA • EGOPIC • Oak Grove School District (Stipe Elementary) 	<ul style="list-style-type: none"> • \$200,000 in one-time discretionary funds • SNI Redevelopment Funds 	<ul style="list-style-type: none"> • RACS 	Short-term
85a. Secure additional funding, if necessary, to construct a ERCA center	<ul style="list-style-type: none"> • PRNS • ERCA • EGOPIC • Oak Grove School District (Edenvale Elementary School) 	<ul style="list-style-type: none"> • No Funding Necessary 	<ul style="list-style-type: none"> • RACS 	Intermediate to short-term
85b. Replace the existing ERCA center with a new portable facility	<ul style="list-style-type: none"> • PRNS • ERCA • EGOPIC • Oak Grove School District (Edenvale Elementary School) 	<ul style="list-style-type: none"> • \$80,000 in one-time discretionary funds • SNI Redevelopment Funds • CAP grants • CDBG 	<ul style="list-style-type: none"> • RACS 	Short-term
NEIGHBORHOOD PARTICIPATION AND SENSE OF COMMUNITY				
86. Increase community outreach to encourage greater participation by underrepresented groups in the effort to improve the neighborhoods in the revitalization area	<ul style="list-style-type: none"> • ERCA • GONA 	<ul style="list-style-type: none"> • ERCA and GONA budgets 	<ul style="list-style-type: none"> • EAND 	Short-term to ongoing
87. Improve identified gateways into neighborhood	<ul style="list-style-type: none"> • DOT • EGOPIC 	<ul style="list-style-type: none"> • City budget • CDBG 	<ul style="list-style-type: none"> • TS 	Medium-term
88. Install a community information bulletin board at Great Oaks Park, Stipe and Edenvale Elementary Schools, along Roundtable Drive and at the Edenvale Shopping Center	<ul style="list-style-type: none"> • ERCA • GONA • RDA 	<ul style="list-style-type: none"> • \$3,200 in one-time discretionary funds • SNI Redevelopment funds (for bulletin board at the Edenvale Shopping Center). 	<ul style="list-style-type: none"> • RACS 	Immediate term and short term (for bulletin board at Edenvale Shopping Center)

ACTION PLAN MATRIX

ACTION ITEM	RESPONSIBLE PARTIES	POTENTIAL FUNDING SOURCES	CITY SERVICE AREAS	TIMEFRAME Immediate: 0-18 months Short-term = 0-3 years Medium-term = 3-6 years Long-term: 6+ years Ongoing
89. Develop and distribute a list of services and programs available to the residents of the Edenvale/Great Oaks Neighborhood Revitalization Area	<ul style="list-style-type: none"> • EGOPIC • PRNS • ERCA • GONA • Rental property owners and managers 	<ul style="list-style-type: none"> • City budget • A portion of the \$50,000 of one-time discretionary funds allocated for community outreach. 	<ul style="list-style-type: none"> • RACS 	Immediate-term
90. Reallocate a portion of the one-time discretionary funds to assist ERCA and GONA with operating and outreach expenses as needed.	<ul style="list-style-type: none"> • EGOPIC • PRNS 	<ul style="list-style-type: none"> • No Funding Necessary 	<ul style="list-style-type: none"> • RACS 	Immediate-term

EDENVALE/GREAT OAKS NEIGHBORHOOD REVITALIZATION PLAN
STRONG NEIGHBORHOODS INITIATIVE UPDATE

GLOSSARY OF ACRONYMS

CAP	Community Action and Pride Grant
CDBG	Community Development Block Grant
DOT	Department of Transportation
DPW	Department of Public Works
EAND	Economic and Neighborhood Development
EAUS	Environment and Utility Services
EGOPIC	Edenvale/Great Oaks Plan Implementation Coalition
ERCA	Edenvale Roundtable Community Association
ESD	Environmental Services Division
GONA	Great Oaks Neighborhood Association
OED	Office of Economic Development
PBCE	Department of Planning, Building and Code Enforcement
PRNS	Department of Parks, Recreation and Neighborhood Services
PSS	Public Safety Service
RACS	Recreation and Cultural Services
RDA	Redevelopment Agency
SNI	Strong Neighborhoods Initiative
TS	Transportation Services
VTA	Valley Transportation Authority

EDENVALE/GREAT OAKS NEIGHBORHOOD REVITALIZATION PLAN
STRONG NEIGHBORHOODS INITIATIVE UPDATE

Appendix A
Edenvale/Great Oaks Traffic Calming Issues

Location	Issue
Azucar Avenue	Speeding between Carryback to Roeder Rd.
Battle Dance Dr.	One-way stop sign needed at Snow Dr.
Bold Dr.	Three way stop needed at Cloud Dr.
Branham Lane East	Speeding
Discovery Avenue	Speeding and Incomplete stops at Whirlaway Dr. and Grey Ghost Avenue
Edenvue Dr.	Speeding north of Grey Ghost Avenue
Grey Ghost Avenue	Speeding
Lyng Dr.	Parking and Safety around school bend
Roeder Road	Speeding between Azucar and Grey Ghost Avenues
Roeder Road	Incomplete stops at Grey Ghost Avenue
Snow Dr.	Speeding between Giusti Avenue and Blom Dr.
Vera Lane	Stop study at Crocker Dr.
Whirlaway Dr.	Speeding

EDENVALE/GREAT OAKS NEIGHBORHOOD REVITALIZATION PLAN
STRONG NEIGHBORHOODS INITIATIVE UPDATE

Appendix B

Edenvale/Great Oaks Cost Estimates for Lighting Improvements

Great Oaks Locations to be Investigated for Lighting Improvement

Location	Suggested Improvement	Cost Estimate
4809 Snow Dr. on the Snow side of the property.	Install 1 new street light.	\$ 6,200
691 Bold	Install 1 new street light.	\$ 6,200
603 Blom	Install 1 new light and relocate existing lights	\$ 8,200
4825 Cloud (corner of Cloud and Bold Drives)	Install 1 new street light.	\$ 4,800
Snow Dr. adjacent to Great Oaks Park	Upgrade existing lights	\$ 21,400
Guisti Dr. adjacent to Great Oaks Park	Upgrade existing lights	\$ 18,400
4936 Snow (Corner of Snow and Blom)	Install 1 new street light and relocate existing light.	\$ 14,600
Snow Dr. (Between Ella and War Admiral)	Install 1 new street light.	\$ 6,400
Lyng Dr. adjacent to Stipe Elementary School	Install 4 new street lights	\$ 23,200
Snow Dr. Adjacent to Stipe School	Install 4 new street lights and upgrade 4 existing lights	\$ 24,700
In the vicinity of 460 and 463 War Admiral Ave	Lighting improvements could be addressed by a combination of increasing wattage on existing light poles or installing a new light and relocating an existing light.	Varies depending on solution selected
4850 Ashmont	Increase wattage on pole #16Q328	\$ 500.00
591 Blom Dr.	Increase wattage on pole # 16Q318. As an alternative, install additional light on north west corner.	\$ 500.00
596 Blom Dr.	Increase wattage on pole #16Q317	\$ 500.00
669 Guirado	Increase wattage on pole #16Q322, 16Q323, and 16Q321	\$ 1,500.00
Snow Dr. between Branham Lane and Great Oaks Park	Needs to be investigated further	Unknown
4944 Dickinson Dr.	Needs to be investigated further	Unknown
455 War Admiral	Increase Wattage on pole #17Q65	\$ 500.00
5268 Snow Dr.	Increase Wattage on pole #17Q132	\$ 500.00
368 Battle Dance Dr.	Increase Wattage on pole #17Q155	\$ 500.00
4788 Rahway Dr.	Increase Wattage on pole #16Q293	\$ 500.00

Edenvale Locations to be Investigated for Lighting Improvement

Location	Suggested Improvement	Cost Estimate
5198 Great Oaks Dr. (at the northern dead end of Great Oaks Dr.)	Needs to be investigated further	Unknown
Whirlaway Dr. between Carryback Avenue and Great Oaks Dr.	Needs to be investigated further	Unknown
Mitche Lane, between Azucar Avenue and Dogaway Dr.	Needs to be investigated further	Unknown
Pharlap Dr., between Grey Ghost Avenue and Stagehand Dr.	Needs to be investigated further	Unknown
5177 Pharlap Dr.	Needs to be investigated further	Unknown
210 Seabiscuit Dr.	Needs to be investigated further	Unknown
Gallant Fox Dr. between Kayak Dr. and Dogaway Dr..	Needs to be investigated further	Unknown

EDENVALE/GREAT OAKS NEIGHBORHOOD REVITALIZATION PLAN
STRONG NEIGHBORHOODS INITIATIVE UPDATE

EDENVALE / GREAT OAKS



NEIGHBORHOOD REVITALIZATION PLAN

CITY OF SAN JOSE
DEPARTMENT OF PLANNING, BUILDING AND CODE
ENFORCEMENT

APRIL 2000

EDENVALE / GREAT OAKS

NEIGHBORHOOD REVITALIZATION PLAN

CITY OF SAN JOSE
DEPARTMENT OF PLANNING, BUILDING AND CODE
ENFORCEMENT

APRIL 2000



Summary Vision Statement.....	v
Introduction.....	1
City Efforts in the Edenvale and Great Oaks Neighborhoods.....	3
Purpose of the Plan.....	4
Planning Approach.....	4
Organization of the Plan.....	5
Existing Conditions.....	7
History.....	7
Study Area Land Use Characteristics	9
Transportation Characteristics	13
General Plan Designations and Zoning Districts	14
Neighborhood Organizations.....	19
Demographics	19
Housing Conditions	23
Infrastructure Conditions	24
Litter/Graffiti.....	24
Parks and Recreation and Other Neighborhood Facilities.....	25
Traffic and Pedestrian Safety.....	25
Criminal Activity	25
Challenges and Opportunities	26
Revitalization Issues and Priorities	29
Summary of Process	29
Priority Issues.....	29
Property Maintenance and Improvement.....	29
Visual Blight	30
Public Infrastructure.....	30
Great Oaks Park	31
Crime, Gang and Illegal Activities	31
Traffic and Pedestrian Safety.....	31
Neighborhood Services.....	32
Lighting.....	32
Traffic Congestion	32
Nuisance Activity.....	33
Parking	33
Litter.....	33
Community Participation	33
Vision for the University Neighborhoods	35
Vision Statement.....	36
Goals and Objectives	36
Neighborhood Condition and Maintenance.....	36
Neighborhood Facilities and Services	37
Neighborhood Safety	38

EDENVALE/GREAT OAKS NEIGHBORHOOD REVITALIZATION PLAN

Neighborhood Land Use and Parking	38
Neighborhood Organization and Participation	39
Improvement Plan	41
Neighborhood Condition and Maintenance	42
Property Maintenance and Improvement	42
Visual Blight	44
Infrastructure Maintenance and Improvement	48
Traffic Congestion	50
Nuisance Activity	50
Litter/Community Clean-Ups	51
Neighborhood Facilities and Services	52
Great Oaks Park	52
Public Transit	54
Library Services	54
Child Day Care	56
Neighborhood Safety	57
Crime and Gang Activity	57
Traffic and Pedestrian Safety	59
Lighting	61
Neighborhood Land Use and Parking	63
Land Use	63
Parking	64
Neighborhood Organization and Participation	65
New Neighborhood Organizations	65
Neighborhood Association Community Centers	66
Neighborhood Participation and Sense of Community	67
Action Plan	69
Implementation Approach	70
Neighborhood Condition and Maintenance Actions	72
Property Maintenance and Improvement	72
Visual Blight	75
Infrastructure Maintenance and Improvement	78
Traffic Congestion	81
Nuisance Activity	81
Litter and Community Clean-ups	82
Neighborhood Facilities and Services	84
Great Oaks Park	84
Public Transit	86
Library Services	86
Child Day Care	87
Neighborhood Safety	89
Crime and Gang Activity	89
Traffic and Pedestrian Safety	91
Lighting	95

Neighborhood Land Use and Parking.....	96
Land Use.....	96
Parking.....	97
Neighborhood Organization and Participation.....	98
New Neighborhood Organizations.....	98
Neighborhood Association Community Centers.....	99
Neighborhood Participation and Sense of Community.....	100
Use of One-Time Discretionary Revitalization Funds.....	102
Appendix.....	119
Suggested Improvements for Residential Properties.....	119
Acknowledgments.....	125

List of Figures

Figure 1	Location within San Jose.....	2
Figure 2	Edenvale Neighborhood Existing Land Uses.....	10
Figure 3	Great Oaks Neighborhood Existing Land Uses.....	11
Figure 4	Existing Community Facilities.....	12
Figure 5	Edenvale Neighborhood General Plan Land Use Designations.....	15
Figure 6	Great Oaks Neighborhood General Plan Land Use Designations.....	16
Figure 7	Edenvale Neighborhood Zoning Districts.....	17
Figure 8	Great Oaks Neighborhood Zoning Districts.....	18
Figure 9	Census Tract and Block Group Boundaries -1990.....	21
Figure 10	Before and After Example of Suggested Improvements to a Fourplex.....	45
Figure 11	Before and After Example of Suggested Improvements to a Duplex.....	46
Figure 12	Planned VTA Bus Service Extension into the Edenvale/Great Oaks Area.....	55

List of Tables

Table 1	Use of One-Time Discretionary Funds.....	102
Table 2	Summary of Action Plan.....	103

List of Appendix Tables

Figure A-1	Suggested Front Yard Improvements to Duplex Properties.....	122
Figure A-2	Suggested Site Improvements to a Fourplex Property.....	123
Figure A-3	Site Plan Illustrating Suggested Improvements to a Fourplex Property.....	124

EDENVALE/GREAT OAKS NEIGHBORHOOD REVITALIZATION PLAN

SUMMARY VISION STATEMENT

VISION STATEMENT

This Plan envisions a neighborhood that is safe, attractive, has a strong sense of community, and celebrates its cultural diversity, where:

- *Neighbors work individually and collectively to maintain and improve their neighborhood.*
- *Property owners and residents take pride in their properties and keep them well maintained and attractive.*
- *Great Oaks Park has facilities and recreational opportunities that meet the needs of neighborhood residents, especially the children.*
- *Criminal activity is reduced and residents feel safe both in their homes and throughout the neighborhood, and private and public property is secure from vandalism and theft.*
- *Streets and intersections within and adjacent to the neighborhood are safe for pedestrians, especially children, as well as bicyclists and motorists.*
- *Residents have convenient access to shopping, education, health care and recreational opportunities.*
- *New land uses and development support and enhance the community.*
- *Adequate parking is available to all residents.*
- *Public streets are well maintained, attractive, and clean.*

EDENVALE/GREAT OAKS NEIGHBORHOOD REVITALIZATION PLAN



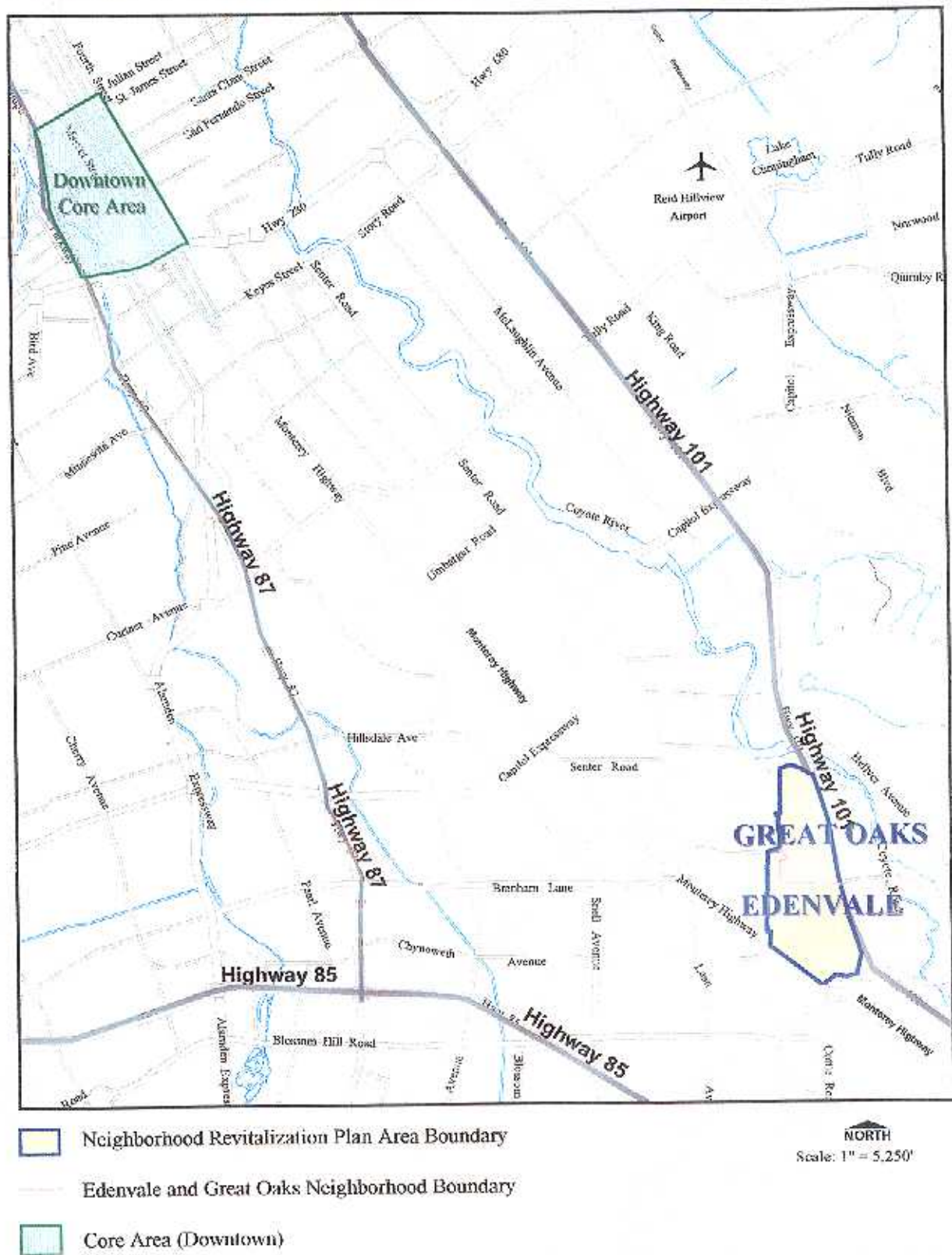
Great Oaks neighborhood kids.

The Edenvale and Great Oaks neighborhoods, in the southeast portion of the City of San Jose, have been identified as communities with many important assets, and much promise, but also with some significant needs. The Edenvale/Great Oaks Neighborhood Revitalization Plan is designed to focus City services and programs on making comprehensive neighborhood improvements identified by community members. Combining the strengths of the community with the resources of the City should help this community reach its full potential as a lively and livable place. This action is part of the City's commitment to the improvement of living conditions in neighborhoods challenged by high crime rates, deteriorating residential and commercial properties,

public infrastructure in marginal condition, and other negative conditions.

The approximately 360 acre Edenvale/Great Oaks Neighborhood Revitalization area is bordered by Coyote Road to the North, U.S. Highway 101 to the east, Blossom Hill Road and Monterey Highway to the South, and roughly Roeder Road and Rahway Drive to the West. The Edenvale neighborhood, located in the southern portion of the revitalization area, and the Great Oaks neighborhood, located in the northern portion of the revitalization area, are two distinct neighborhoods that each contain a neighborhood elementary school and a mix of single family houses, duplexes and apartments.

FIGURE 1: Location Within San Jose



CITY EFFORTS IN THE EDENVALE AND GREAT OAKS NEIGHBORHOODS

In the spring of 1997, the City of San Jose developed a City-wide strategy for coordinating and delivering services to neighborhoods that need special or additional assistance to improve their living conditions. The Neighborhood Revitalization Strategy (NRS) identifies neighborhoods that face challenges such as the poor physical condition of buildings and infrastructure, substantial crime rates, and a lack of resources to correct recognized problems. The NRS is a coordinated approach to addressing these challenges using available City and community resources. Through the NRS process, the City identified the Edenvale and Great Oaks Neighborhoods as a community with critical needs that would benefit from a comprehensive plan to facilitate and guide its improvement.

The City, working with the community, has already undertaken a significant effort to improve the Edenvale Neighborhood. In 1992, the City established the Edenvale neighborhood as a Project Crackdown area. The goal of Project Crackdown was to eliminate blight and reduce crime, thus improving the quality of life in the Edenvale neighborhood. Progress towards this goal was achieved, in part, through aggressive code enforcement, community policing, and graffiti abatement. Another strategy of Project Crackdown, one necessary to ensure the lasting effect of the program, was to work with community residents to develop a self-sufficient neighborhood association that could, in collaboration with the City, tackle many of the complex problems in the neighborhood. It was out of the Project Crackdown effort that the Edenvale

Roundtable Community Association (ERCA) was formed. ERCA, working in collaboration with the City, achieved numerous victories that significantly improved the neighborhood.

Prior to the Project Crackdown effort the majority of the multi-family properties in the southern portion of the Edenvale neighborhood were severely deteriorated. As a result of ERCA and the City putting pressure on and working with property owners, the majority of the blighted properties in the neighborhood were improved. Of particular note, the Santa Clara County Housing Authority, in collaboration with property owners, conducted a complete renovation of the blighted Villa San Pedro apartments for very low income seniors and families. Numerous other improvements were also achieved including the addition of improved street lighting on Roundtable Drive, the installation of new lighting within the Edenvale Shopping Center, and the closure, sale, and eventual demolition of "The Oasis Motel," which had been a hot spot for drug dealing and prostitution.

In addition to the Edenvale/Great Oaks Neighborhood Revitalization effort, other City efforts have been initiated to help improve the Edenvale and Great Oaks neighborhoods. The Redevelopment Agency is currently in the process of establishing the Edenvale Shopping Center as a Neighborhood Business Cluster redevelopment area. The Edenvale/Great Oaks Neighborhood Revitalization area is also included in the City's new Strong Neighborhood Initiative program area. The Strong Neighborhood Initiative program will establish the Edenvale/Great Oaks Neighborhood Revitalization area as a redevelopment area and will provide

EDENVALE/GREAT OAKS NEIGHBORHOOD REVITALIZATION PLAN

resources to help implement the *Edenvale/Great Oaks Neighborhood Revitalization Plan*.

PURPOSE OF THE PLAN

The purpose of the Edenvale/Great Oaks Neighborhood Revitalization Plan is to identify which issues detract from the quality of life in the Edenvale and Great Oaks neighborhoods and then to develop a long term, comprehensive approach to revitalization that is tailored to the specific needs and characteristics of the Edenvale and Great Oaks communities. Direct involvement by community members was essential throughout the development of the Plan and was provided by a community based advisory group and at larger community meetings. Issues addressed by the Plan include the appearance and condition of residential buildings, crime, gang and nuisance activity, the condition of public infrastructure, park improvements, public transit service improvements, traffic and pedestrian safety, and community organization. The Plan's action items include physical improvements to public and private properties, enhancement of existing programs and services, and the development of additional programs where necessary. The Plan will build upon the past successes of Project Crackdown and will provide the catalyst for a series of improvements that are intended to improve the quality of life in Edenvale and Great Oaks neighborhoods.

PLANNING APPROACH

The Development of the Revitalization Plan for the Edenvale and Great Oaks neighborhoods involved the following steps:

- Collection of a broad range of information about the study area

including the assessment of the physical conditions of structures, properties, and infrastructure.

- Identification of the Edenvale and Great Oaks neighborhoods' issues and needs.
- Development of a clear and realistic vision for the future of the Edenvale and Great Oaks neighborhoods.
- Identification of the improvements and programs required to revitalize the Edenvale and Great Oaks neighborhoods.
- Development of an action plan for implementation of the planned improvements and programs.

Community involvement in the Revitalization Plan occurred throughout all phases of the study. During the planning process, City staff worked with community members and, in particular, an Advisory Group. Established in February 1999, the 21 member Advisory Group was co-chaired by Councilmember Charlotte Powers and Edenvale Roundtable Community Association member Dan Schipper. The Advisory Group included residents, property owners, additional representatives from the Edenvale Roundtable Community Association, and representatives from El Comite Hispano, Stipe and Edenvale Elementary Schools, Christ the King Church, and the Boys and Girls Club of America. The Advisory Group met monthly from February 1999 through February 2000. All meetings were open to the public and many community members participated in the Advisory Group discussions. Meetings to gather input from the larger community were held in March 1999 and January 2000.

ORGANIZATION OF THE PLAN

Following this introduction, the Plan is organized into five remaining chapters:

Chapter Two:	Existing Conditions
Chapter Three: and Priorities	Revitalization Issues
Chapter Four:	Vision for the Edenvale and Great Oaks Neighborhoods
Chapter Five:	Improvement Plan
Chapter Six:	Action Plan



Example of a fourplex in need of improved landscaping and improved property maintenance.

HISTORY

The Edenvale and Great Oaks area was part of the original land lease to Joaquin Bernal in 1792 by King Carlos of Spain. The 9,742 acres were leased to Bernal in exchange for his role in exploring and mapping portions of Alta California. The area had been, prior to the establishment of the Mission system by Father Junipero Serra, home to the Muwekma, the local band of the Ohlone Tribe. At the request of King Carlos, Bernal raised cattle for hides and tallow for shipment to Spain. Upon Mexico's independence from Spain in 1832, the Mexican Government granted "Santa Teresa Ranch" to Joaquin Bernal. After acquisition of California by the United States in 1848, American settlers began to squat on the Santa Teresa ranch. The Bernal family lost about half of their ranch in litigation with the American squatters and sold most of

what remained to American immigrants to pay for the legal fees associated with these court battles. Fredrick Tennant purchased the portion of land that now contains the Edenvale and Great Oaks area. Mr. Tennant is credited with christening the area Eden Vale, because of its Eden like beauty.

In 1894, William P. Lyon, a retired State of Wisconsin Supreme Court Judge, purchased the land that now contains the Edenvale and Great Oaks neighborhood from Frederick Tennant and planted an apricot orchard. Judge Lyon moved to California because its milder climate was more favorable to his deteriorating health. As a resident of Eden Vale, he became a close friend of the Hayes family and his daughter Clara Lyons married Mary and Anson Hayes' son Jay Orley.

EDENVALE/GREAT OAKS NEIGHBORHOOD REVITALIZATION PLAN

Following the First World War Mr. Lyon sold the apricot orchards to Norman Church. Mr. Church, a horse breeder, developed the Edenvale portion of the orchard into a horse farm and raised horses both for racing and for the MGM motion picture studios in Culver City, California. The Edenvale property was conveniently located near the Edenvale Southern Pacific railroad depot adjacent to the Hayes mansion, from which Mr. Norman shipped his horses. In 1947, Mr. Church sold "Edenvale Farms" to Muriel Vanderbilt Adams, the granddaughter of the prominent industrialist Cornelius Vanderbilt. Miss Vanderbilt Adams, who grew up in Carmel Valley on the first race horse farm west of the Mississippi, retained Mr. Norman's staff, built a private horse racing track, and bred and raised race horses. It should be noted that the Edenvale area already had a history of racehorse breeding dating back to Joaquin Bernal. In the early 1800's Mr. Bernal built California first horse raising track in Pleasanton and raised horses for racing on his Santa Teresa Ranch.

Following the Second World War, San Jose grew outward by leaps and bounds to accommodate the record influx of new immigrants to the Golden State. The Orchards of the "Valley of Heart's Delight" rapidly gave way to new subdivisions, shopping centers, and highways. Likely because of the area's proximity to Monterey Highway and US 101 the Edenvale and Great Oaks area was one of the first to be annexed, subdivided and developed in the southern portion of San Jose. The majority of the single family homes in the Edenvale and Great Oaks neighborhoods were built between 1961 and 1965 and were developed as modest tract homes designed for middle and working class families. Although annexed in the same period as the rest of the

Edenvale and Great Oaks neighborhoods, much of the northern portion of the Great Oaks neighborhood, roughly north of Blom Drive, was developed in the late 1970's.

Given the legacy of racehorses in the area, many of the streets in the Edenvale Neighborhood and the southern portion of the Great Oaks neighborhood were named after famous race horses, though none of the streets were named after horses actually raised in the area. The developer of the Edenvale neighborhood also laid out Stagehand Drive, Gallant Fox Avenue, Dogaway Drive, and Pharlap Drive in the approximate size, shape and location of Miss Vanderbilt Adams' race track.

For the most part, the duplex and apartment properties were developed after completion of the single-family portions of the neighborhood. Most of the duplex, triplex and fourplex complexes were built between the mid-1960's and the early 1970's. The larger apartment complexes in the Edenvale Neighborhood vary in age, with the earliest projects, including the Oaks Apartments and the Glen Brooks Apartments on Roundtable Drive, being developed in the mid-1960's.

Although still relatively new, the Edenvale and Great Oaks neighborhoods began to decline in the mid to late 1970's. Many of the original homeowners began to move out of the neighborhoods and many of the formally owner occupied homes became rental properties. Because the Edenvale and Great Oaks area offered some of the lowest rents in the southern portion of the City, lower income families, including many immigrant families from Mexico and Southeast Asia, moved into the neighborhoods' apartments, and duplexes. The apartments and duplexes began to deteriorate rapidly due to overcrowding in many of the units and due to passive

property management and deferred property maintenance by property owners. Crime and vandalism also increased as many of the neighborhoods' youth began to participate in gang activity and as gangs from outside the area moved into the apartment buildings to sell drugs. In the mid-1980's the Edenvale neighborhood had the second highest arrest rate for the sale of crack cocaine in the City of San Jose. It was to reduce criminal activity, eliminate blight and to build a resident-based neighborhood association to work with the City to address ongoing neighborhood problems and needs that Project Crackdown was implemented in the Edenvale neighborhood in 1992.

STUDY AREA LAND USE CHARACTERISTICS

The Edenvale and Great Oaks neighborhoods consist primarily of single family homes, duplexes, and apartments. Excluding the mobile home park, there are 2,105 dwelling units overall in the Revitalization Area, 1,355 in Edenvale and 750 in Great Oaks. Of the total 2105 dwelling units, 1146 are within multi-family or duplex buildings and 959 are detached single family dwellings. While single family detached homes make up slightly less than half of the total number of residential units, they compose more than two thirds of the land area of the revitalization area.

Typical of postwar suburban landscapes, the neighborhoods' apartment units are not integrated into single family blocks but are segregated into distinct areas. The Edenvale Neighborhood has 801 apartment and duplex units located on or in the vicinity of Roundtable Drive between Azucar and Monterey Highway. While the majority of the multi-family properties in this area are fourplexes there are also a number of larger

apartment complexes. The largest apartment complex is the 226 unit Eden Palms affordable family housing project at the end of Carryback Drive.

The Great Oaks Neighborhood has 345 multi-family rental units, which are largely concentrated in the southern portion of the Great Oaks neighborhood in the vicinity of Great Oaks Park. With the exceptions of the 40 unit Grove Apartments complex and the 41 unit Battle Dance Senior Apartments, the multi-family properties in Great Oaks are duplexes, triplexes and fourplexes.

It should be noted that, relative to other neighborhoods in the City, the Edenvale/Great Oaks Neighborhood Revitalization Area has a large number of below market rate multi-family units. In addition to the Battle Dance Senior Apartments, the Grove Apartments and Eden Palms, the Edenvale neighborhood contains the Villa San Pedro affordable apartments. Additional affordable apartments will soon be developed in the immediate vicinity of the revitalization area; The City of San Jose is in the process of converting the Gardens Apartments on Monterey Highway adjacent to the revitalization area to below market rate apartments for low income households.

The other large residential area in the Edenvale/Great Oaks Neighborhood Revitalization Area is the Casa Londra Mobile Home Park located adjacent to the intersection of Highway 101 and Blossom Hill Road. This development is not integrated with the surrounding community, having no direct access with the Edenvale neighborhood, and therefore is not directly addressed by this Revitalization Plan.

The Revitalization area contains two elementary schools, Stipe Elementary

FIGURE 2: Edenvale Neighborhood Existing Land Uses



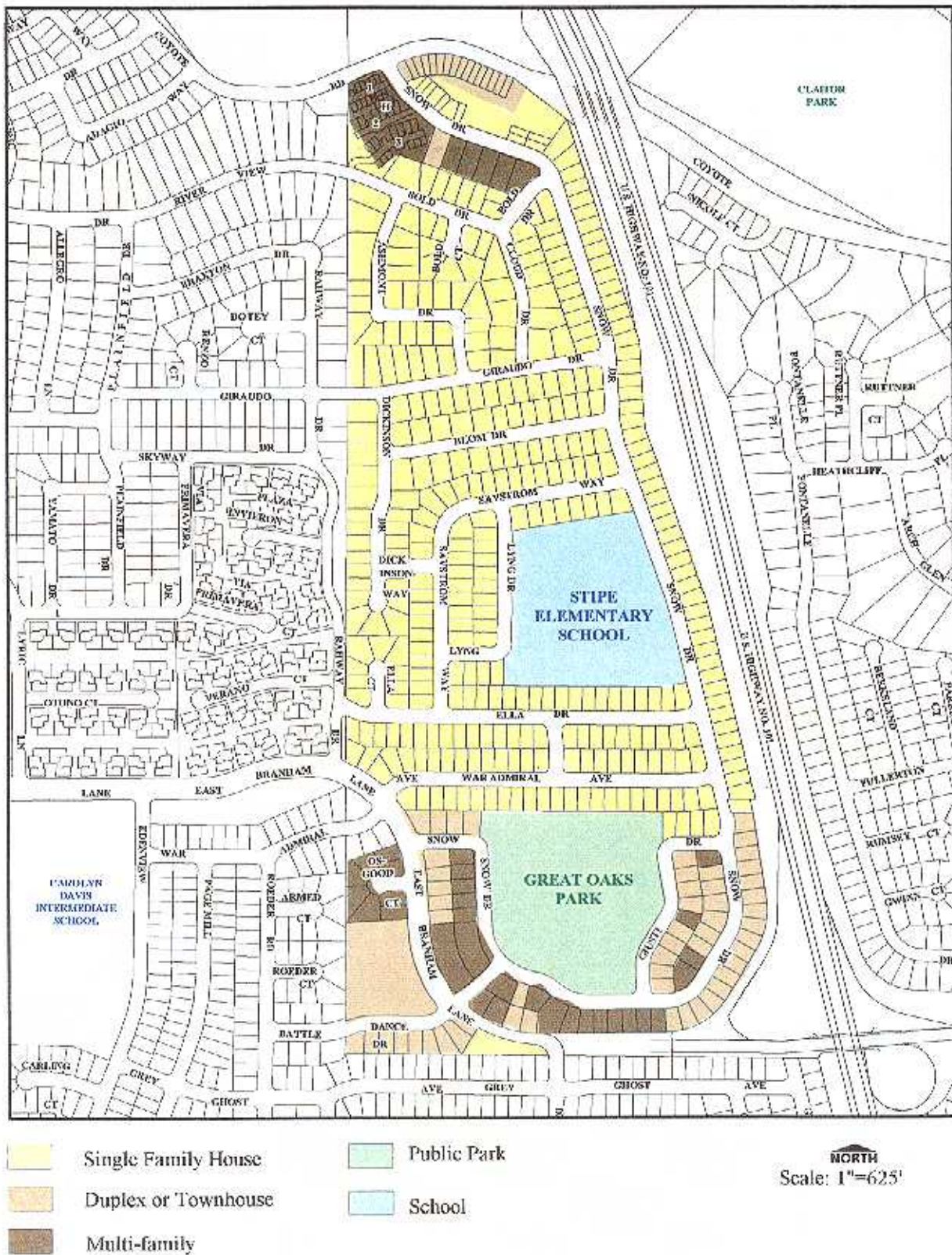
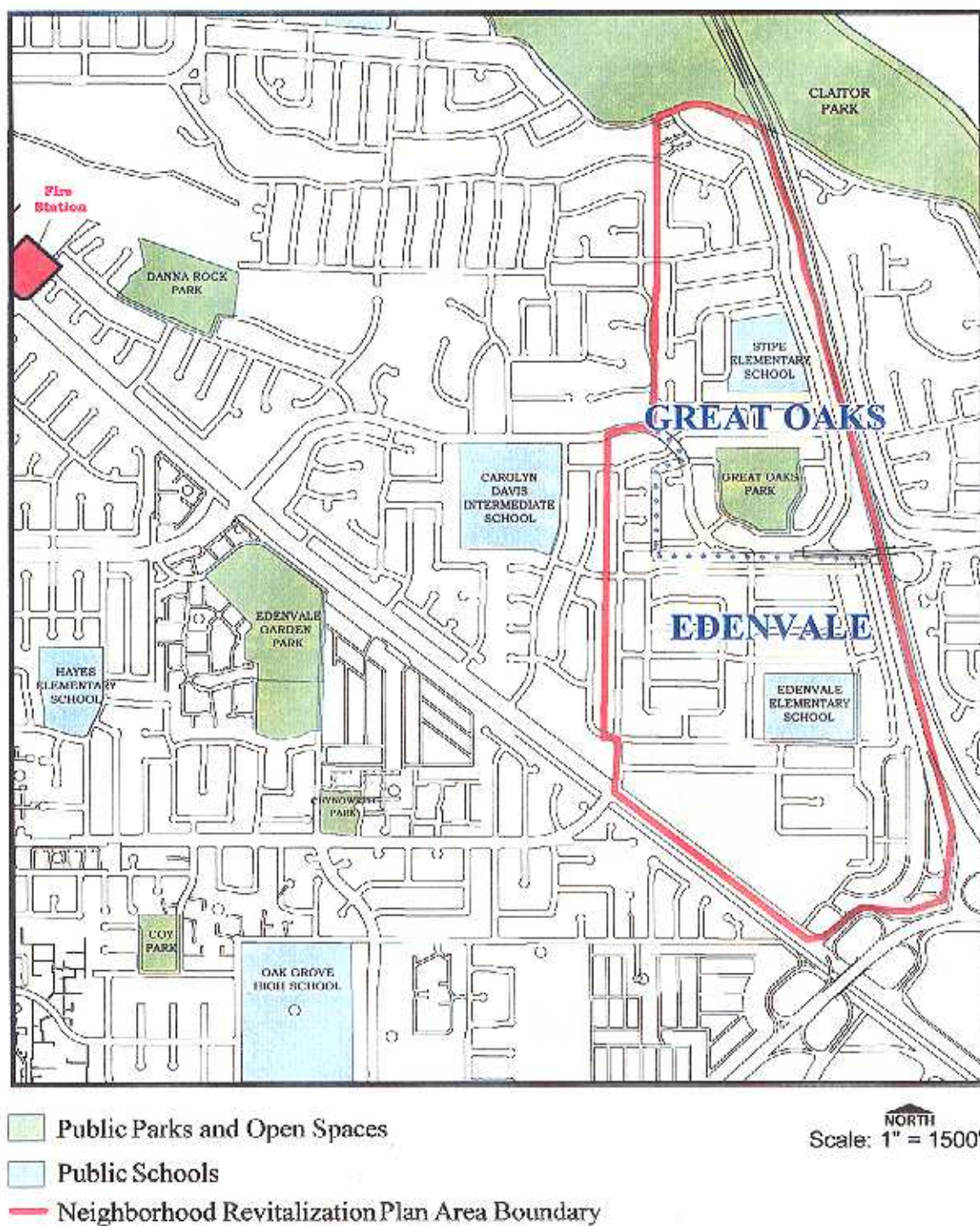
FIGURE 3: Great Oaks Neighborhood Existing Land Uses

FIGURE 4: Existing Community Facilities



School in the Great Oaks neighborhood and Edenvale Elementary School in the Edenvale neighborhood. In addition, Caroline Davis Intermediate School is located just outside of the boundaries of revitalization area on Edenvue Drive. The revitalization area contains one public park, Great Oaks Park, a twelve acre park located approximately at the center of the revitalization area in the southern portion of the Great Oaks neighborhood.

The only commercial uses within the revitalization area are on or adjacent to Monterey Highway at the southern edge of the Edenvale Neighborhood. The most prominent commercial development is the Edenvale Shopping Center, a shopping center built between the late 1950's and the early 1960's. This center contains a mix of small neighborhood serving businesses including laundromats, dry cleaners, hair salons, ethnic markets and bakeries and restaurants. The largest tenant space is to be occupied by Christ the King Catholic Church in the spring of 2000. The Edenvale Shopping Center as a whole is outdated, and in need of renovation. The Redevelopment Agency has established this shopping center as a Neighborhood Business Cluster redevelopment project and is in the process of developing, with the property owners, a redevelopment plan for this center.

TRANSPORTATION CHARACTERISTICS

The Edenvale/Great Oaks Revitalization area is bounded by a major arterial, a highway, and a freeway. Abutting the eastern boundary of the revitalization area is U.S. 101, a freeway connecting the Edenvale/Great Oaks area with the bulk of the region's jobs located to the north. The southwest boundary of the revitalization area abuts Monterey Highway, a six lane

highway which provides a direct connection to downtown San Jose. Blossom Hill Road, on the southern boundary of the revitalization area, is a major arterial providing connections to the west. In addition, California State Route 85 is located approximately two miles south of the revitalization area and provides freeway connections to the west and the north.

Typical of suburban development built since the end of the Second World War, the Edenvale/Great Oaks neighborhood has a limited number of streets that provide direct connections into and out of the neighborhood. Snow Drive, which connects with Coyote Road, provides the only direct access from the North, East Branham Lane provides the only direct access from the west, and Roeder Road, which connects with Monterey Highway, provides the only direct access from the south. The Edenvale/Great Oaks neighborhood has no direct connection with the neighborhoods on the eastern side of US Highway 101.

Not only are the connections limited between the Edenvale/Great Oaks Neighborhood Revitalization Area and the surrounding area but connections between the Edenvale and Great Oaks neighborhoods are also limited. The only connection between the Great Oaks neighborhood and the central and southern portion of the Edenvale neighborhood is provided by East Branham Lane which turns into Discovery Avenue. Because this connection is not direct, many pedestrians cut through the apartment properties and the vacant City owned right-of way at the end of Branham lane.

There are a number of Valley Transportation Authority (VTA) bus routes in the vicinity of the Edenvale/Great Oaks Neighborhood Revitalization Area, but there are no VTA

routes that extend into the Edenvale and Great Oaks neighborhoods. The most accessible bus route is Route 68 along Monterey Highway, which provides direct access to Downtown San Jose in the north and Gilroy to the South and also provides a connection to light rail at the Santa Teresa Light Rail Station. For many residents of the Great Oaks neighborhood, this bus route is beyond a reasonable walking distance, with the nearest stop being between a mile and a mile and half from their home. Northwest of the revitalization area, at the intersection of Monterey Highway and Senter Road, there is a major VTA transfer point where multiple bus routes converge. Nevertheless, getting to this transfer point requires that patrons from the Edenvale and Great Oaks neighborhoods first take route 68.

Approximately three quarters of a mile south of the intersection of Roeder Road and Monterey Highway is the Blossom Hill Caltrain station. This station, located at the intersection of Monterey Highway and Ford Road includes a park and ride lot but does not have bus service linking it with the Edenvale/Great Oaks area. Caltrain provides weekday commute hour service to San Francisco and points between.

GENERAL PLAN LAND USE DESIGNATIONS AND ZONING DISTRICTS

The General Plan land use designations and zoning in the Edenvale/Great Oaks Revitalization Area generally mirror the existing pattern of development. The portions of the neighborhood that contain single family homes are designated by the General Plan for single family homes (8 dwelling units to the acre) and are zoned R-1 or R-1:B-6, single family zoning districts. Those portions of the neighborhoods

containing duplexes and apartments are designated by the General Plan for multi-family residential development and have zoning districts that allow duplex and/or multi-family residential densities. The multi-family and duplex properties in the vicinity of Great Oaks Park are designated Medium High Density Residential, allowing between 12 – 25 dwelling units to the acre and for the most part are zoned R-3 multi-family or have a planned development zoning permitting multi-family dwellings. A few of the properties containing duplexes are not zoned R-3 but are zoned R-2, a two family district. The multi-family properties in the southern portion of Edenvale are designated by the General Plan either Medium High Density Residential (12-25 dwelling units to the acre) or High Density Residential (25-40 dwelling units to the acre). These same properties are zoned R-3 multi-family or have a multifamily planned development zoning. The duplex properties in the Edenvale Neighborhood are designated either High Density Residential (25-40 dwelling units to the acre), Medium High Density Residential (12-25 dwelling units to the acre), or Medium Density Residential (8 –16 dwelling units to the acre) and have either an R-2 or R-3 zoning designation.

There are only a few areas within the Edenvale/Great Oaks Revitalization Area that are not designated by the General Plan for residential uses. These areas are Great Oaks Park, which is designated as Parks Open Space, Edenvale and Stipe Elementary School, which are designated as Public/Quasi Public, and the Edenvale Shopping Center and the adjacent commercial properties, which are designated General Commercial.

There are also only a few properties that have non-residential zoning districts. The

**FIGURE 5 : Edenvale Neighborhood
General Plan Land Use Designations**



- | | | | |
|---|---|---|--|
|  | Medium Low Density Residential
(8 DU/A) |  | High Density Residential
(25-40 DU/A) |
|  | Medium Density Residential
(8-16 DU/A) |  | General Commercial |
|  | Medium High Density Residential
(12-25 DU/A) |  | Public/Quasi-Public |

NORTH
Scale: 1" = 750'

DU/A = Dwelling Units Allowed Per Acre

**FIGURE 6: Great Oaks Neighborhood
General Plan Land Use Designations**



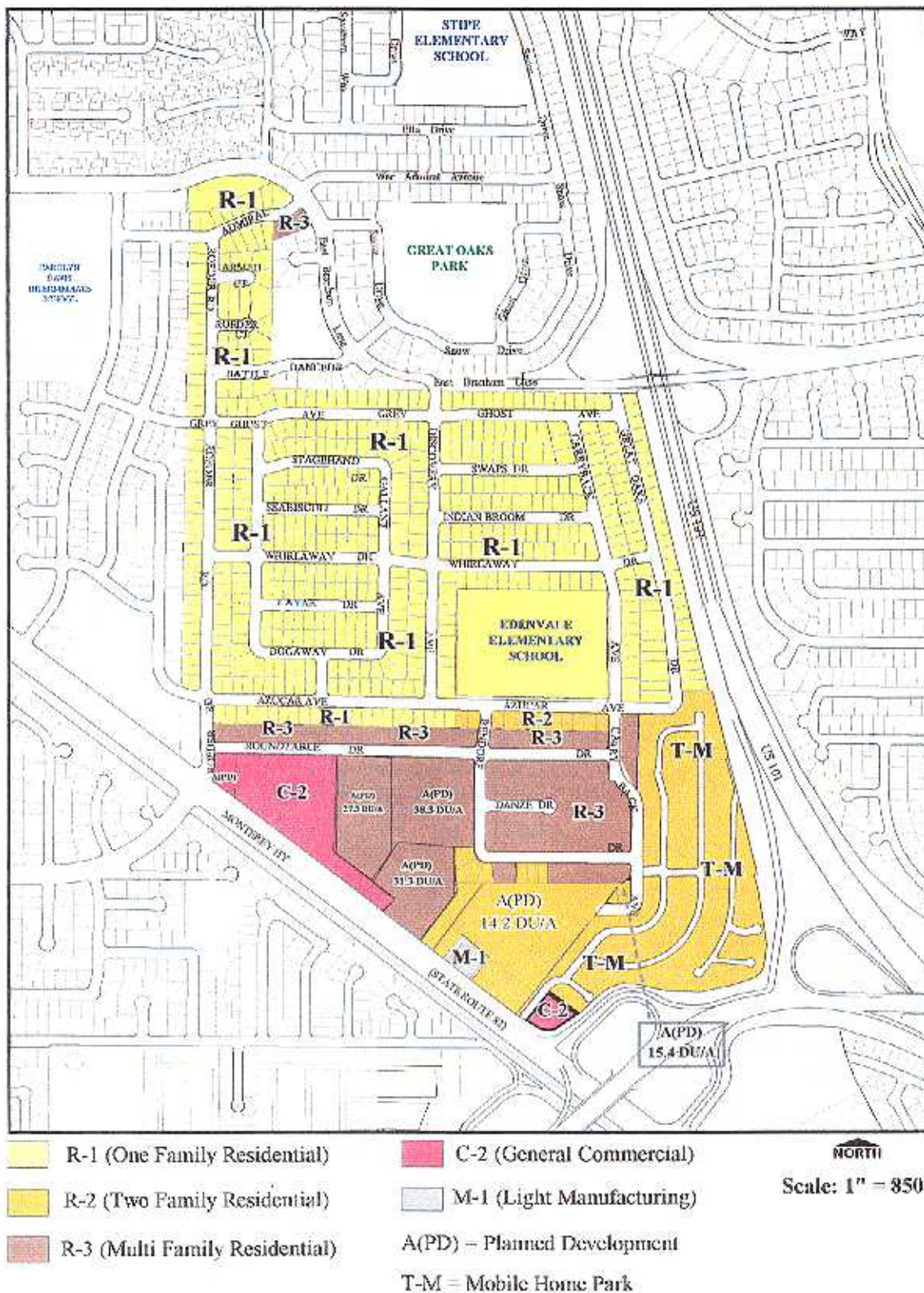
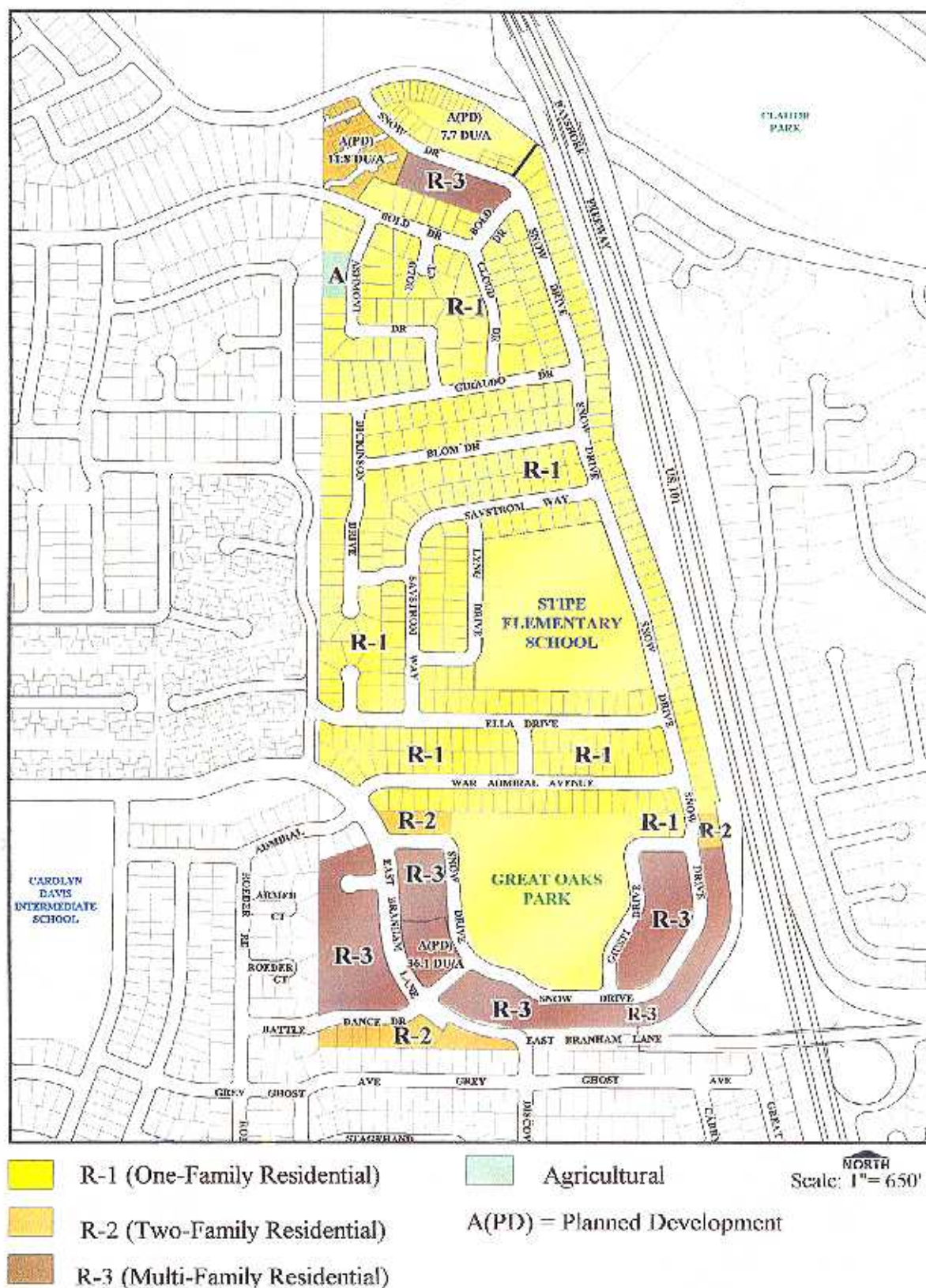
FIGURE 7: Edenvale Neighborhood Zoning Districts

FIGURE 8: Great Oaks Neighborhood Zoning Districts



Note: This map is intended to show the major zoning districts in the area. Zoning for a given parcel cannot be determined solely by reference to this map.

Edenvale Shopping Center and the adjacent Gas Stations along Monterey Highway are zoned C-2 commercial. The uses permitted in the C-2 district include neighborhood serving retail stores, and services, public eating establishments, financial institutions, office uses, gas/service stations, and auto sales. Liquor stores, drinking establishments and churches are permitted with a conditional use permit. The commercial property containing the convenience market and the video store on the corner of Roundtable Drive and Roeder Road is zoned C-1 commercial. The C-1 commercial district allows basically the same uses as the C-2 district except that bars, and motor vehicle sales are prohibited.

Only two properties in the revitalization area are not zoned for either residential or commercial uses. One is the vacant gas station property on Monterey Highway adjacent to the Eden Palms housing development, which is zoned M-1, light industrial. The other is the Great Oaks water tank property on Ashmont Drive which is zoned A-Agricultural.

NEIGHBORHOOD ORGANIZATIONS

The Edenvale neighborhood is represented by the Edenvale Roundtable Community Association (ERCA). ERCA developed as part of the Edenvale Project Crackdown program in 1992. ERCA consists of a board elected by the residents of the Edenvale neighborhood and board meetings are scheduled once a month. To hold board meetings and to conduct neighborhood improvement efforts, the Edenvale Roundtable Community Association has a portable facility located at Edenvale Elementary School. Since its initiation ERCA has been very active and has been instrumental in improving the quality of life in the Edenvale Neighborhood. ERCA not only directs its efforts at reducing crime and

blight but also assists the neighborhood's low income residents by organizing food and clothing drives.

Prior to the initiation of the Edenvale/Great Oaks Neighborhood Revitalization Plan, the Great Oaks neighborhood did not have an established neighborhood organization. As a result of the community's desire to form a neighborhood organization to represent and advocate for the needs of the entire Great Oaks neighborhood and as part of the revitalization planning process, the Department of Parks, Recreation and Neighborhood Services worked with Great Oaks residents to establish the Great Oaks Neighborhood Association. Like ERCA the Association has a board elected by Great Oaks neighborhood residents and meets on a monthly basis. In addition to the Great Oaks Neighborhood association there is a small informal neighborhood organization called El Comite Hispano which advocates for the needs of the Hispanic residents in the Great Oaks neighborhood. The only other neighborhood organization is the Coyote Home Owners Association which represents property owners at the Coyote development on the northern border of the revitalization area between Snow Drive and Coyote Road.

DEMOGRAPHICS

Demographic data for the Edenvale and Great Oaks Neighborhoods was obtained using the 1990 US Census, the most data recent census data available. Because this data is nine years old, it may not accurately reflect some of the current demographics of the Edenvale and Great Oaks neighborhoods. Anecdotal evidence, however, does not suggest any substantial change between 1990 and 1999. It should also be noted that the Battle Dance Senior apartments and the Grove affordable apartments in the Great Oaks neighborhood

EDENVALE/GREAT OAKS NEIGHBORHOOD REVITALIZATION PLAN

and the Eden Palms affordable apartments in the Edenvale neighborhood were not yet developed at the time of the 1990 Census.

Two levels of Census data were used to obtain neighborhood demographics. The first, Census block data, provided data at the City block level. Block data provided the most accurate depiction of the area's demographics because data could be aggregated to match the boundaries of the Edenvale/Great Oaks neighborhood revitalization area. The data available at the block level included the total number of housing units, total population, and population by race.

The second level of data used to obtain all other population and housing characteristics was Census block group data. Census block groups consist of groupings of census blocks. This data did not provide precise demographics for the Edenvale and Great Oaks neighborhoods because many of the block group boundaries include portions of the residential neighborhoods to the west of the Edenvale/Great Oaks Neighborhood Revitalization Area.

Population and Race

In 1990 there were 4,495 residents in the Edenvale neighborhood and 1,782 residents in the Great Oaks neighborhood for a total of 6,277 residents in the revitalization area as a whole. The ethnic composition of the area in 1990 was the following; 41.6% of the total population was Hispanic, 36.1% was white; 12.8% was Asian; 8.3% was Black; and less than 1% was Native American or other race. The Edenvale/Great Oaks Revitalization area has a significantly higher proportion of Hispanics compared to the City of San Jose as a whole, and proportionally fewer whites and Asians; the population of the City of

San Jose is 49.6% white 18.7% Asian and only 26.6% Hispanic. It should be noted that 25% of the residents of the revitalization area were born outside of the United States and 40% of the residents of the area speak a language other than English in their home.

Households

In 1990, the average household size in the Edenvale/Great Oaks Neighborhood Revitalization Area was 3.44 persons per household. This was somewhat higher than in the City of San Jose; the average household size in the City of San Jose was 3.08. It should be noted that the Census block group containing the multi-family dwellings in the Roundtable Drive area had an average of 2.26 persons per household. This smaller household size can likely be explained by relatively high number of apartments in this Census block group; typically, apartments have smaller household sizes than single family homes.

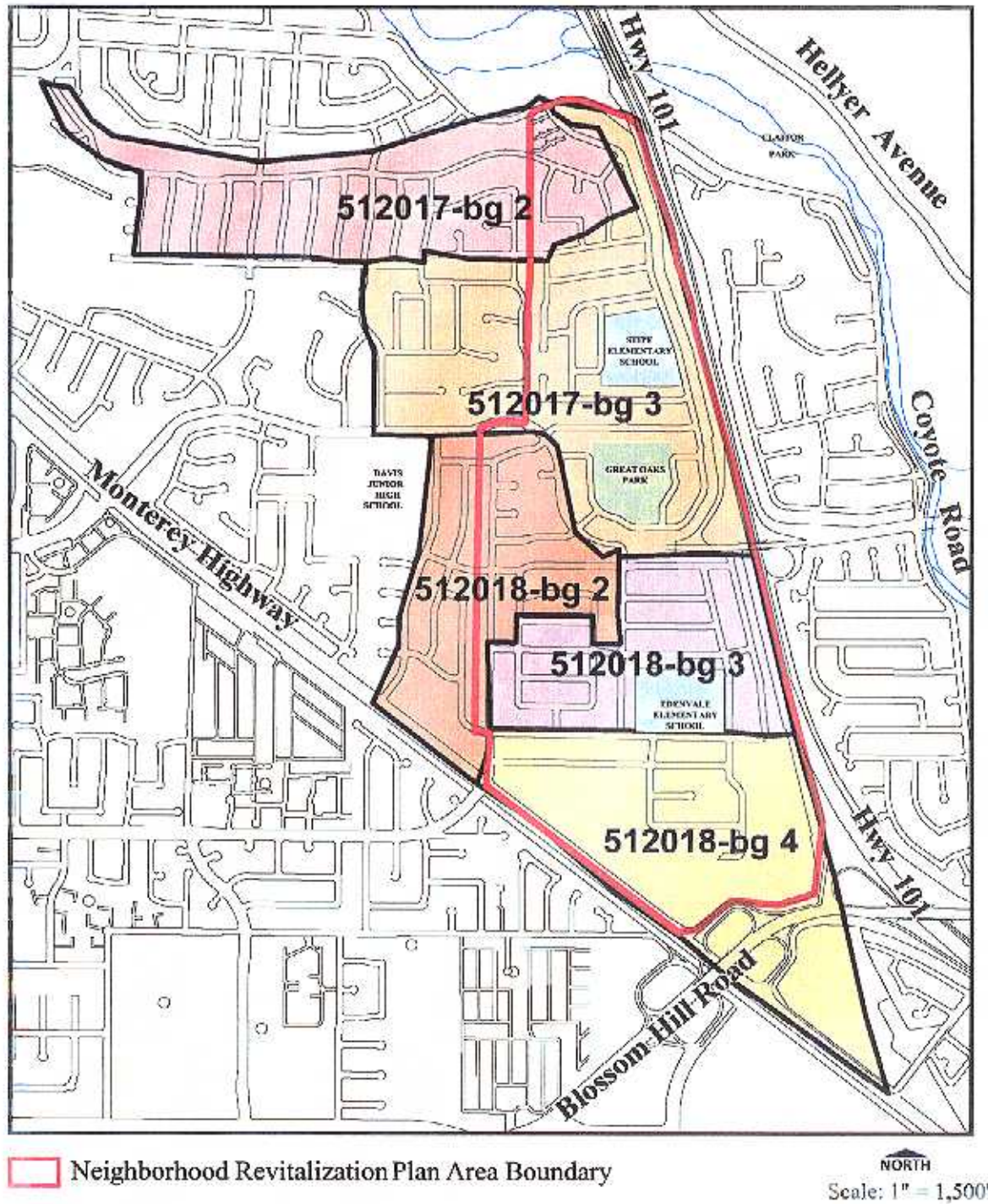
Age

Relative to the City of San Jose as a whole, the Edenvale/Great Oaks Neighborhood Revitalization Area had proportionally more children in 1990. In the Edenvale/Great Oaks area, 33.6% of the population was seventeen years of age or younger compared to 26.7 percent of the population in the City of San Jose. The Edenvale/Great Oaks Neighborhood Revitalization Area also had proportionally fewer adults sixty-five years or older than the City of San Jose. Only 3.4% of the population in the revitalization area fell into this age bracket compared to 7.1% in the City of San Jose as a whole.

Income/Employment

In 1990, the residents of the Edenvale/Great Oaks Neighborhood Revitalization area had

FIGURE 9: Census Tract Block Group Boundaries - 1990



EDENVALE/GREAT OAKS NEIGHBORHOOD REVITALIZATION PLAN

lower incomes relative to the City of San Jose as a whole. The average per capita income for the Edenvale/Great Oaks area was \$13,276 compared to an average per capita income of \$18,214 in the City. The unemployment rate for the Edenvale/Great Oaks area (7.5%) was also slightly higher than the Citywide unemployment rate (5.9%). It should be noted that the Great Oaks neighborhood had a per capita income of \$14,820 which was higher than the Edenvale Neighborhood's per capita income of \$12,027. The Great Oaks neighborhood also had an unemployment rate of 5.7% which was lower than both that of the Edenvale neighborhood (8.9%) and that of the City.

Rents

1990 Census data for rents is significantly out of date. Nevertheless, comparing rents to the City of San Jose gives a sense of the relative affordability of housing in the Edenvale/Great Oaks Neighborhood Revitalization Area. In 1990, the average median rent for the Edenvale/Great Oaks Neighborhood Revitalization Area was \$832. This was higher than the Citywide median rent of \$755. Nevertheless, Census block group 5120.18 BG2, which includes a portion of the multi-family units surrounding Great Oaks Park, and block group 5120.18 BG 4, which contains the multi-family properties in and around Roundtable Drive, had respective monthly rents of \$621 and \$673, below the City median.

While rents for the revitalization area as a whole were higher than in the City as a whole, housing prices for owner occupied units were lower in the Edenvale/Great Oaks Revitalization area. The average median housing price in the Edenvale/Great Oaks Revitalization area was \$209,892 in 1990.

The median home price in the City was \$257,500. Census block group 5120.18 BG 4 in the southern portion of the Edenvale neighborhood had the lowest median home price in the Revitalization area (\$166,700). This fact can likely be explained by the presence of the mobile home park in this Census block group; mobile home prices are typically less than those of single family detached homes.

Tenure

Overall, 52.4% of the housing units in the Edenvale/Great Oaks Neighborhood Revitalization Area were owner occupied in 1990. In comparison, the City of San Jose had an owner occupancy rate of 62.4%. Those portions of the revitalization area that are composed of single family homes had a much higher owner occupancy rate. Census block groups 5120.17 BG 2, and 5120.18 BG 2, which are composed exclusively of single family detached homes, had an owner occupancy rate of 77.2% and 91.4% respectively. Not surprisingly, those portions of the neighborhood that contain multi-family dwelling units have a much lower owner occupancy rate. Census block group 5120.18 BG 4, in the southern portion of the Edenvale Neighborhood, is predominately composed of apartment units and had an owner occupancy rate of only 20.6%.

Education

The Edenvale/Great Oaks Neighborhood Revitalization Area had nearly the same proportion of residents with a high school diploma as the City of San Jose on the whole. In the Edenvale/Great Oaks area 71.3% of the population twenty-five years or older had a high school diploma compared to 76.8% of the same population in the City. Of the Edenvale and Great Oaks residents

25 year or older, only 15.1% had a bachelor, graduate or professional degree; in the City as a whole, 25.2% of the population 25 years or older had such degrees.

HOUSING CONDITIONS

The housing stock in the Edenvale/Great Oaks Neighborhood consists primarily of single family detached homes, duplexes, and apartment buildings. Overall, the single family properties in both the Edenvale and the Great Oaks neighborhoods are in good condition, with both the landscaping and homes being well maintained. Still there are a few areas in both neighborhoods where houses are in fair condition. Many of the houses on the northern section of Snow and Great Oaks Drive and some of the homes along Roeder Road are showing signs of wear and deferred maintenance. These homes typically have faded paint, have driveways that need to be repaved, and have poorly maintained lawns and landscaping. In addition, many of these houses have inoperable vehicles in their driveways. Nevertheless, these homes do not appear to have any structural or other significant problems and, in general, appear to only need a "face lift."

The duplexes in the revitalization area are, overall, not in as good condition as the single family structures. The majority of the duplexes are in fair condition with some being in poor condition. The most run down duplex properties are located in the southern portion of Snow Drive, between War Admiral Avenue and Battle Dance Drive. Many of these properties need to be repainted and have little or no front yard landscaping. Front yard areas are often dirt and, given the shortage of on-street parking, are used by residents for the parking of motor vehicles. It should be noted that, while a survey of the inside of the duplex

properties was not conducted, the external condition of a property is often indicative of the condition of the inside living areas.

One of the challenges to beautifying many of the area's duplexes is their physical design. The site layouts of many of the duplexes in the Edenvale and Great Oaks neighborhoods do not contribute to an attractive streetscape environment. The duplexes on Snow Drive present the most design challenges. Typically, two and three car garages front the street, with the living areas setback behind the garages, and front yards, when not exposed dirt, are paved to provide for additional off-street parking for residents. In addition, the park or landscape strip between the curb and the sidewalk is also often paved for ease of maintenance. The streetscape is thus dominated by garage doors, concrete, and parked cars, creating an uninviting and unattractive streetscape.

The condition of the apartment buildings in the Edenvale/Great Oaks Revitalization Area varies widely. The below market rate affordable apartment projects - Eden Palms, The Grove, Battle Dance Senior Apartments, and Villa San Pedro - all have on site management and are in excellent condition. The larger privately owned apartment complexes, located in the Edenvale neighborhood, are generally older than the affordable apartment projects and, while showing a few signs of wear, are still relatively well maintained.

In contrast, many of the neighborhood's small apartment properties, built largely in the 1960's, are in fair to relatively poor condition. Some of the most deteriorated triplex and fourplex properties are located on the north side of Roundtable Drive between Roeder Road and Bendorf Drive and along Snow Drive across from the southern boundary of Great Oaks Park. These properties often have exposed wood

EDENVALE/GREAT OAKS NEIGHBORHOOD REVITALIZATION PLAN

and need to be repainted, have driveways and walkways that are cracked and torn up, and have poorly maintained landscaping and/or exposed dirt. While graffiti is a problem throughout the neighborhood, the owners of these poorly maintained triplexes and fourplexes often do not remove graffiti promptly when it occurs, thus encouraging further graffiti and contributing to the overall blighted appearance of their property and the neighborhood.

Two apartment complexes worthy of note are the Oaks Apartments and Glen Brooks apartments on Roundtable Drive. These relatively large apartment complexes were, in the early 1990's, severely blighted due, in part, to a lack of common on-site management and, in the case of the Oaks Apartments, fragmented ownership. As a result of the City and the Edenvale Roundtable Community Association working with the property owners, maintenance and the overall physical condition of these apartments improved significantly.

INFRASTRUCTURE CONDITIONS

Overall the streets, sidewalks, curbs and gutters are in good condition. Where problems do occur is frequently a result of mature street tree roots pushing up the sidewalk, curb and gutter. This often results in poor drainage and standing water in these locations during the rainy season.

While every neighborhood block contains multiple streetlights, the Edenvale/Great Oaks Neighborhood Revitalization Area, as a whole, does not meet the City's current lighting standards for residential neighborhoods. There are many areas that are dark and, to improve lighting, need the installation of new streetlights and/or need the installation of higher wattage bulbs on existing streetlights. In addition, on many

neighborhood blocks street trees are overgrown and obscure streetlights and therefore need to be cut back. It should be noted that, to improve lighting on Roundtable Drive, the City conducted a number of street lighting improvements in the early 1990's as part of the Project Crackdown effort.

LITTER/GRAFFITI

Overall the Edenvale/Great Oaks Revitalization Area is relatively clean and free of litter. Nevertheless, there are a few specific locations where littering is an ongoing problem. Great Oaks Park, for example, has a problem with littering on the weekends when the park is heavily used. There is also an ongoing problem with illegal dumping at the vacant properties and in the public right-of-way at the end of East Branham Lane. In addition, there is a problem with organic material and litter accumulating along the curb in the multi-family portions of the neighborhood. While there is street sweeping throughout the revitalization area, in the multi-family areas a significant number of cars are parked on the street during street sweeping hours thus preventing street sweeping vehicles from cleaning along the curbs. To address this problem, signs prohibiting parking during street sweeping hours were recently installed in the southern portion of the Edenvale neighborhood and are enforced through ticketing. Nevertheless, many residents fail to move their vehicles during street sweeping hours. It should be noted that there is not enforced "no parking" during street sweeping hours in the multi-family portions of the Great Oaks neighborhood.

Graffiti is an ongoing issue in the Edenvale/Great Oaks Revitalization Area. "Tagging" is especially common at the

Edenvale Shopping Center and at apartment buildings with large blank walls.

PARKS, RECREATION AND OTHER NEIGHBORHOOD FACILITIES

The only City park within the Revitalization Area is Great Oaks Park, located in the southern portion of the Great Oaks neighborhood. Great Oaks Park is 12 acres and contains a baseball and soccer field, basketball courts, a play lot and a picnic/B.B.Q. area. Just north of the revitalization area is Coyote-Hellyer County Park, located along Coyote Creek and Coyote Road. This park is a regional park and offers opportunities for picnicking, boating and fishing, bicycling and hiking.

After school recreational and educational opportunities are available to children at the Boys and Girls Club of America located just outside of the revitalization area and adjacent to Caroline Davis Intermediate School on East Branham Lane. In the spring of the year 2000, the Edenvale Family Center is scheduled to open at Edenvale Elementary School. This City community center will provide area youth with recreational activities and educational opportunities.

The Edenvale/Great Oaks Neighborhood Revitalization Area does not have a public library within or immediately adjacent to the area. The nearest public libraries are the Seven Trees Library, approximately one and a half miles north of the Great Oaks neighborhood, and the Santa Teresa Library, approximately one and a half miles south of the Edenvale neighborhood. Because these public libraries are not easily accessible to many residents of the Edenvale and Great Oaks neighborhoods, the area is served by a City of San Jose Public Library "Bookmobile" which visits the neighborhoods on a weekly basis.

TRAFFIC AND PEDESTRIAN SAFETY

The streets in the Edenvale and Great Oaks neighborhoods with some of the highest relative traffic volumes are the main entry streets into the revitalization area: Roeder Road, East Branham Lane and Snow Drive. In addition, Roundtable Drive, portions of which contain the highest residential densities in the revitalization area, also has relatively high traffic volumes. Speeding, while a problem on many of the streets in the revitalization area, is in particular a significant problem on Snow Drive adjacent to Stipe Elementary School and on Azucar Avenue in the vicinity of Edenvale Elementary School. Most intersections adjacent to Stipe and Edenvale Elementary Schools have painted yellow crosswalks, but none of these intersections have four-way stop signs. In addition, none of the intersections adjacent to or along the major walking routes to these schools have adult crossing guards. It should be noted that a mid-block crosswalk on Snow Drive adjacent to Stipe Elementary School was recently removed as per a City Council Policy of removing uncontrolled mid-block crosswalks.

CRIMINAL ACTIVITY

Criminal and gang activity has plagued the Edenvale and Great Oaks neighborhoods for many years. The level of gang activity in the area has historically been highest on and in the vicinity of Roundtable Drive in the Edenvale neighborhood. The revitalization area as a whole has also experienced an ongoing problem with vandalism and automobile break-ins. It was, in part, because of the relatively high levels of crime that Project Crackdown was instituted in the Edenvale neighborhood in 1992. It should be noted that the level of criminal activity in the Edenvale/Great Oaks Neighborhood

EDENVALE/GREAT OAKS NEIGHBORHOOD REVITALIZATION PLAN

Revitalization Area was highest in 1992. In 1992 there were 1,098 reported criminal incidents reported in the police beat building blocks that contain the revitalization area; beat building blocks are the geographic units used to report criminal activity. As a point of comparison, the median annual number of reported incidents between 1990 and 1999 was 945 incidents. The most significant drop in crime activity over this ten-year period occurred between 1998 and 1999. From 1998 to 1999 the number of reported incidents dropped 24% from 933 incidents to 706 incidents, the lowest level of the decade. Mirroring the overall crime trend, anecdotal evidence suggests that the level of gang activity has dropped significantly in the neighborhood over the period from 1990 to 1999. Nevertheless, gang related criminal activity still occurs in the area.

CHALLENGES AND OPPORTUNITIES

The active involvement of community members will be essential for the successful implementation of the Edenvale/Great Oaks Neighborhood Revitalization Plan. The efforts of the Edenvale and Great Oaks community to improve the living conditions within their neighborhoods will be most effective if they work collectively and work in collaboration with the City. One of the Edenvale/Great Oaks Revitalization Area's key assets is the Edenvale Roundtable Community Association (ERCA). Since its formation in the early 1990's, ERCA has been very active and successful in its effort to improve the quality of life in the Edenvale Neighborhood. ERCA can be expected to take a lead in working with City to implement the Edenvale/Great Oaks Neighborhood Revitalization Plan. Another key asset is the Great Oaks Neighborhood Association (GONA). While only recently formed as part of the redevelopment

planning process, GONA has a high level of neighborhood participation and has already taken an active role in addressing neighborhood issues. GONA can also be expected to take an active role in the implementation of this Plan.

While the number of homeowners in the revitalization area as a whole is proportionally lower than the number of homeowners in the City as a whole, both the Edenvale and Great Oaks neighborhood have large single family neighborhoods that are largely owner occupied. Homeowners often see themselves as having a long-term and direct interest in maintaining and improving their neighborhood. As such, it is expected that many of the homeowners in the Great Oaks and the Edenvale neighborhoods will participate in the implementation of this Plan.

One of the challenges to increasing neighborhood participation in the improvement of the Edenvale and Great Oaks neighborhoods will be to get members of all the diverse groups within the neighborhood to participate in the revitalization effort. Many of the residents of the apartment buildings in the Edenvale and Great Oaks neighborhoods are immigrants and speak limited English. In addition, many of the apartment tenants don't reside in the neighborhood long enough to develop a sense of neighborhood ownership. El Comite Hispano can be expected to assist with outreach to encourage the participation of the Spanish speaking community in the Great Oaks neighborhood.

Another challenge will be to convince property owners with blighted multi-family properties to improve and maintain their properties. The majority of these property owners do not live in the neighborhood or

the immediate area and may not perceive a direct benefit to themselves resulting from the improvement of their properties and the area as a whole.

REVITALIZATION ISSUES AND PRIORITIES



Improper storage of inoperable vehicles and garbage detracts from the appearance of the neighborhood.

SUMMARY OF PROCESS

On March 10, 1999 an Edenvale/Great Oaks neighborhood meeting was held at Carolyn Davis Intermediate School to announce and initiate the revitalization planning process. Over 50 members of the Edenvale and Great Oaks neighborhoods, reflecting diverse backgrounds and interests, were present. Community members were broken into discussion groups of between 15 and 20 people. These discussion groups first identified issues they felt were significant and then ranked the issues in order of importance. This priority list, with some later additions and adjustments by the Advisory Group, became the basis for the Revitalization Plan. The following issues are listed by category and these categories are ranked in order of importance to the community.

PRIORITY ISSUES

1. **Property Maintenance and Improvement**
 - *General property maintenance.* Many properties within the Plan area are poorly maintained and are in need of repair and regular maintenance. Community members feel that a number of property owners are not complying with basic City codes regarding the upkeep of their properties.
 - *Residential rental property management and maintenance.* Residential property management and maintenance needs to be improved at rental properties within the area. The community and the Advisory Group noted that many of the duplexes, older apartment buildings and

rental single family homes are in poor repair and need to be improved. The duplex properties located at both the southern end of Snow Drive near the intersections of Giusti Drive and at the northern end of Snow Drive near the intersection of Bold Drive were particularly noted as poorly maintained and in need of improved landscaping.

- *City rehabilitation and paint grants.* Both the community and Advisory Group stressed the need for improved promotion of the existing Housing Department rehabilitation loans and paint grants to property owners within the revitalization area. In addition, properties within the revitalization area should receive priority for such funding.

2. Visual Blight

- *Graffiti.* “Tagging” of both public and private property was identified as an ongoing significant issue.
- *Blight at commercial properties along Monterey Highway.* Blight at the Edenvale Shopping Center and the need to improve this aging center was identified as a significant issue. In addition, blight at the vacant gas station along Monterey Highway was identified as an ongoing problem that needs a long-term solution.
- *Abandoned Shopping Carts.* The abandonment of shopping carts in the public right-of-way has been an ongoing problem that continues to detract from the appearance of the neighborhoods and often creates a safety hazard. Community and Advisory Group members said that area retailers, particularly Albertson’s and Wal-Mart, need to increase the number of days that they retrieve carts stolen from their properties.
- *Abandoned and Inoperable Motor Vehicles.* The abandonment of vehicles in the public right-of-way and the storage of inoperable vehicles in the public right-of-way and in front yards was identified as a problem that detracts from the appearance of the neighborhoods.
- *Recreational Vehicle Storage and Commercial Vehicles Parking.* The parking of large commercial vehicles on neighborhood streets as well as the storage of recreational vehicles on public streets and in front yards was also identified by community members as a issue that detracts from the appearance of the neighborhood. Furthermore, community members said that, in a few locations, the parking of such vehicles has created a safety hazard by restricting visibility at intersections.

3. Public infrastructure

- *Sewer main adjacent to Edenvale Elementary School.* Community members identified a noxious odor in the vicinity of the Edenvale Elementary School and believed this odor might be a result of a broken sewer main. It was requested that the Department of Streets and Traffic investigate and correct the problem.
- *Sidewalks.* Sidewalks in many locations in both the Edenvale and Great Oaks neighborhoods need to be repaired as a result of tree roots pushing up the pavement.
- *Dead Street Trees.* Community and Advisory Group members identified dead or dying street trees in many

locations throughout the revitalization area and they would like these trees removed and replaced.

- *Street Sweeping.* Street sweeping needs to be improved, particularly in those portions of the revitalization area containing a concentration of multifamily or duplex properties. In the multi-family and duplex portions of the neighborhoods, most of the on-street parking spaces are occupied during street sweeping hours, thus precluding sweeping along the curb. As a result, debris and litter frequently accumulates along the curb.
- *Sidewalk missing on Rahway Drive.* Community and Advisory Group members said that a sidewalk needs to be constructed on the eastside of Rahway Drive between Ella Drive and War Admiral Avenue. This strip of land is currently unpaved, having only ground cover landscaping and an informal dirt trail that school children use on their way to school.
- *Street resurfacing and repair.* Some neighborhood street segments have potholes that need to be filled and/or are in need of complete resurfacing.

4. Great Oaks Park

- *Existing play equipment outdated and worn.* Community and Advisory Group members pointed out that the existing play equipment at Great Oaks Park is outdated, is beginning to deteriorate, and needs to be replaced. They would like the existing equipment replaced with more modern equipment, similar to what is being installed in other parks.

- *Public restroom needed at Great Oaks Park.* There currently is no restroom at the park and park patrons often use the bushes as an alternative. The lack of public bathrooms is particularly a problem on weekends when soccer leagues hold games in the park and players and spectators come from outside the neighborhood to participate.
- *Lighting needed within and along the perimeter the park.* Community and Advisory Group members noted that the park is very dark at night and that residents do not feel safe walking through or around the park. It was pointed out that many residents walk or would like to walk through the park because it provides a shortcut to their homes.
- *Litter.* Litter at Great Oaks Park, particularly on the weekends when the park is heavily used, was identified as a problem.

5. Crime, Gang and Illegal Activities

- *Crime, Gang and Illegal Activities.* The community and the Advisory Group identified crime and gang activity as significant issues in the revitalization area. Gang activity was noted as occurring historically on and around Roundtable Drive in the Edenvale neighborhood.

- *Vandalism.* Vandalism of private property, particularly of cars parked on the street, was identified as an issue.

6. Traffic and Pedestrian Safety

- *Speeding.* Speeding was identified as a problem throughout the area. Grey Ghost Avenue, Indian Broom Drive, Coyote

Drive and, in particular, Snow Drive were specific streets identified as having a problem with speeding. The community and the Advisory Group recommended installing speed bumps on Snow Drive to reduce speeding on the street segment adjacent to Stipe Elementary School.

- *Improved pedestrian safety needed at neighborhood intersections.* Improvements are needed at specific intersections to improve pedestrian safety for school children. To improve pedestrian safety at the intersection of Roeder Road and Azucar Avenue community members recommended installing a traffic light and trimming bushes adjacent to the intersection to improve the line of sight for motorists crossing or turning at this intersection. The installation of a stop sign was also recommended along Snow Drive in the vicinity of Stipe Elementary School to improve safety for children walking to school.
- *Jaywalking across Monterey Highway by Valley Transportation Authority bus patrons.* Jaywalking typically occurs when bus patrons disembark southbound buses on the west side of the intersection of Monterey Highway and Chynoweth Avenue. Bus patrons typically jaywalk to access their residences on the eastside of Monterey Highway south of the intersection with Chynoweth.

7. Neighborhood Services

- *No Valley Transportation Authority bus service within the Plan area.* There is currently no Valley Transportation Authority bus service that extends into the revitalization area. Residents must walk to Monterey Highway to catch a

bus; for most residents of the Great Oaks neighborhood this walk exceeds a mile.

- *Library services within the neighborhood.* Library services within the revitalization area are limited to Book Mobile visits. Community members would like a new library in the area, preferably within the neighborhood, or an increased number of Book Mobile visits.
- *Child day care.* The community identified the need for additional child day care providers within the area including at Stipe and Edenvale Elementary School.

8. Lighting

- *Overgrown street trees block street lighting.* Both the Community and the Advisory Group said that many of the neighborhood street trees are overgrown and their branches are blocking streetlights.
- *Install additional streetlights.* Additional or improved street lighting was identified as a need on Roundtable Drive and Azucar Avenue.

9. Traffic Congestion

- *Traffic Congestion on Roeder Road at the intersection with Monterey Highway.* Traffic backs up on Roeder Road at the intersection with Monterey Highway during the morning commute hours.
- *Traffic Congestion adjacent to Edenvale Elementary School.* Traffic congestion on neighborhood streets adjacent to Edenvale Elementary School was identified as an issue. The congestion occurs in the morning and afternoon

during the hours when parents drop off and pick up their children. Traffic congestion is particularly acute on rainy days when most parents drive their children to school.

10. Nuisance Activity

- *Unattended and stray pets.* Community members identified stray pets as an ongoing issue. In addition, they mentioned a specific problem with free roaming dogs defecating on front lawns as well as dog owners failing to pick up after their dogs.
- *Transients at the Edenvale Shopping Center.* A small group of transient individuals has been loitering at the Edenvale Shopping Center on an ongoing basis. Community members believe that these individuals may reside at or in the vicinity of the shopping center and said that these transients should be discouraged from doing so.

11. Parking

- *Recreational and commercial vehicle parking on residential streets.* Community members are concerned that the long term parking of recreational and large commercial vehicles on public streets detracts from the attractiveness of neighborhood streets and, in some instances, interferes with the line of sight for motor vehicles traveling through or turning at given intersections.
- *Shortage of on-street parking on Roundtable Drive.* Most of the apartment buildings along or in the vicinity of Roundtable Drive do not have enough off-street parking spaces to accommodate all of their tenants' motor vehicles. A significant number of tenants must park their vehicles on the

street, often resulting in a shortage of available on street parking in the evening when residents typically return home from work.

12. Litter

- *Trash left by utility contractors.* Community members said that there has been a recent problem with utility contractors not cleaning up their project sites upon completion of their work.
- *Poor garbage management at some apartment properties.* Community members complained that the garbage bins at a number of apartment properties along Roundtable Drive are attracting flies.

13. Community Participation

- *Advertise Edenvale Roundtable Community Association meetings.* Members of the Edenvale Roundtable Community Association expressed the need to advertise their meetings and events to increase resident participation in their activities and efforts to improve the neighborhood.
- *Form a neighborhood organization to represent the Great Oaks Neighborhood.* Residents of the Great Oaks neighborhood expressed the need to form a neighborhood association to represent and advocate for the needs of their neighborhood.
- *Raise community awareness regarding neighborhood issues and available public services.* The Advisory Group identified the need to develop strategies to better inform community members of neighborhood issues, efforts, and available public services.

VISION FOR THE EDENVALE AND GREAT OAKS NEIGHBORHOODS



Edenvale residents participating in a community clean-up day, October 1999.

The issues and problems facing the Edenvale/Great Oaks Neighborhood are wide ranging and at times complex. To be successful, the revitalization of this area requires a comprehensive and long-term strategy. The strategy itself must be guided by a vision of an improved living environment that the residents and the City can realistically achieve for the Edenvale/Great Oaks Neighborhoods. The vision described in this chapter was developed by residents, property owners, church and neighborhood elementary school representatives and other interested citizens at Advisory Group meetings. The vision is supported by the goals and objectives described later in this chapter.

Given the number of issues and needs in the Edenvale/Great Oaks Neighborhoods, the

full realization of a revitalized Edenvale/Great Oaks Neighborhoods area will require some time to achieve. The purpose of this vision statement is to guide the efforts of the community and the City in improving conditions in these neighborhoods over the long-term and to act as a measuring rod to gauge the progress being made in improving the Edenvale/Great Oaks neighborhood. It is also intended to inspire an interest in change, particularly for residents, property owners, and others interested in the future of the Edenvale/Great Oaks neighborhood. The vision statement describes what the Edenvale/Great Oaks Neighborhoods can become through fully implementing this Plan.

VISION STATEMENT

This Plan envisions a neighborhood that is safe, attractive, has a strong sense of community, and celebrates its cultural diversity, where:

- *Neighbors work individually and collectively to maintain and improve their neighborhood.*
- *Property owners and residents take pride in their properties and keep them well maintained and attractive.*
- *Great Oaks Park has facilities and recreational opportunities that meet the needs of neighborhood residents, especially the children.*
- *Criminal activity is reduced and residents feel safe both in their homes and throughout the neighborhood, and private and public property is secure from vandalism and theft.*
- *Streets and intersections within and adjacent to the neighborhood are safe for pedestrians, especially children, as well as bicyclists and motorists.*
- *Residents have convenient access to shopping, education, health care and recreational opportunities.*
- *New land uses and development support and enhance the community.*
- *Adequate parking is available to all residents.*
- *Public streets are well maintained, attractive, and clean.*

GOALS AND OBJECTIVES

These goals and objectives will be used to guide the revitalization of the Edendale/Great Oaks neighborhood. They are related to specific problems, concerns or desires identified by the community and/or the Advisory Group as described in the Revitalization Issues and Priorities chapter. These goals and objectives are intended to provide a more specific direction for the Plan in achieving the vision described above. The goals and objectives are organized under five main headings: (1) neighborhood condition and maintenance; (2) neighborhood facilities and services; (3) neighborhood safety; (4) neighborhood land use and parking; (5) neighborhood organization and participation.

Neighborhood Condition and Maintenance

Property Maintenance and Improvement: Create an attractive and inviting neighborhood by improving the overall appearance and maintenance of private properties.

- a. Encourage property owners, including multi-family property owners, to take pride in their properties to maintain them in good condition and to improve them as needed.
- b. Identify housing rehabilitation and beautification fund resources available from the City, develop tactics for obtaining them, and promote their use in the neighborhood.
- c. In particular, work with property owners and utilize City resources to eliminate conditions on their properties that blight the appearance of the neighborhood.

Visual Blight: Create an attractive and inviting neighborhood by eliminating conditions that contribute to visual blight along neighborhood streets.

- a. Reduce incidents of graffiti in the neighborhood
- b. Discourage residents from abandoning shopping carts in the neighborhood and work with area retailers to develop a program to recover shopping carts.
- c. Eliminate visual blight caused by the parking of motor vehicles in inappropriate locations or for prolonged periods of time.

Infrastructure and Improvement: Repair, maintain and/or upgrade existing public infrastructure including streets, sidewalks, curbs, gutters, and sewer systems.

- a. Correct sewage system problems across from Edenvale Elementary School and at Snow and Giraudo Drive.
- b. Repair uneven sidewalks damaged by tree roots and install new sidewalks where needed.
- c. Remove and replace dead street trees.
- d. Construct a sidewalk on the eastside of Rahway Drive.
- c. Resurface or repair streets where necessary.
- a. Improve street sweeping by encouraging residents to move their motor vehicles during street sweeping hours.

Traffic Congestion: Improve traffic flow at those intersections and street segments experiencing traffic congestion.

- a. Investigate measures, including traffic signal timing, to alleviate traffic congestion at the intersection of Monterey Highway, Roeder, and Chynoweth during peak commute hours.

- b. Investigate measures to alleviate traffic congestion in the vicinity of Edenvale Elementary School during the hours when children are dropped off or picked up.

Nuisance Activity: Minimize the occurrence of nuisance activities throughout the Edenvale and Great Oaks neighborhoods.

- a. Discourage loitering and pan handling in the neighborhood especially at the Edenvale Shopping Center.
- b. Encourage residents to pick up after their pets and keep their pets from roaming unattended through the neighborhood.

Litter/Community Clean-Ups: Create a community that is, and is perceived as, a clean well cared for place.

- a. Conduct area wide clean-ups on a regular basis to permit residents to dispose of large household items and debris.
- b. Encourage owners of multi-family properties to better manage waste disposal on site.
- c. Encourage utility contractors to clean up project sites upon completion of their work.
- d. Decrease litter and incidents of graffiti in the community.
- e. Discourage illegal dumping at vacant properties at the end of Branham Lane.

Neighborhood Facilities and Services

Great Oaks Park: Improve and increase recreational opportunities, amenities, and safety at Great Oaks Park.

- a. Install new playground equipment.

EDENVALE/GREAT OAKS NEIGHBORHOOD REVITALIZATION PLAN

- b. Install a public restroom.
- c. Improve lighting.
- d. Reduce litter.

City and Other Services: Improve and expand existing City and other public services available to neighborhood residents and promote additional services, if necessary, to address identified unmet neighborhood needs.

- a. Extend Valley Transportation bus service into the Edenvale/Great Oaks neighborhood to improve residents' access to public services, employment, education, recreation and shopping opportunities.
- b. Improve and expand library services within or in the vicinity of the Edenvale and Great Oaks neighborhoods.
- c. Expand daycare services within the neighborhood for area children.

Neighborhood Safety

Crime and Gang Activity: Prevent crime and enhance the overall security of the Edenvale and Great Oaks Neighborhood.

- a. Reduce incidents of graffiti, vandalism and theft.
- b. Organize Neighborhood Watch Programs and educate residents on how to discourage, identify, and report criminal activity.
- c. Discourage neighborhood youth from participating in gang related activity and provide guidance to neighborhood young people currently involved with gangs.

Traffic and Pedestrian Safety: Improve traffic and pedestrian safety in the Edenvale and Great Oaks Neighborhood, especially

adjacent to neighborhood schools, to create a safer street environment for neighborhood children, pedestrians and motorists.

- a. Decrease speeding on neighborhood streets by increasing enforcement of speed limits, conducting traffic calming measures, and installing street signs to discourage speeding.
- b. Add new or improve existing traffic/pedestrian signals, stop signs, and crosswalks and/or use other solutions to ensure safe pedestrian crossings and improve pedestrian access.
- c. Trim trees and bushes adjacent to intersections to improve the line of sight for motorists and improve visibility of street signs.
- d. Discourage jaywalking by installing a fence and landscaping in the median of Monterey Highway.

Lighting: Increase street lighting to improve neighborhood security and pedestrian and traffic safety.

- a. Trim back street trees that block street lighting.
- b. Improve street lighting on those streets determined to have insufficient lighting by adding new streetlights or increasing the wattage on existing street light standards.

Neighborhood Land Use and Parking

Land Use: Discourage the introduction of land uses into the neighborhood that disrupt the community and encourage new land uses, including mixed uses, that support and enhance the community.

- a. Encourage the redevelopment of the Edenvale shopping center and other

underutilized properties along Monterey Highway with development of a type, design, and scale that supports and enhances the community.

Parking: Improve availability of parking for residents.

- a. Provide additional off-street parking in appropriate locations for residents of the multi-family properties.
- b. Increase the supply of on street parking by discouraging the storage of inoperable vehicles in, and removing abandoned vehicles from, public streets.

Neighborhood Organization and Participation

New Neighborhood Organizations:

Promote the involvement of community members to collectively work together to improve their neighborhood and implement the Edenvale/Great Oaks Neighborhood Revitalization Plan by developing new neighborhood organizations.

- a. Form a neighborhood association to represent and advocate for the needs of the Great Oaks Neighborhood
- b. Form an active coalition of neighborhood associations and organizations, neighborhood schools, residents and property owners to oversee, guide and advocate for the implementation of the Edenvale/Great Oaks Neighborhood Revitalization Plan.

Community Building: To strengthen existing neighborhood organizations and to assist with the formation of new neighborhood organizations, provide neighborhood organizations with facilities in which to plan and undertake community efforts and activities.

- a. Develop a new community facility in the Great Oaks neighborhood for use by a new Great Oaks Neighborhood Association and other neighborhood organizations.
- b. Replace the existing Edenvale Roundtable Community Association community facility at Edenvale Elementary School with a new portable facility

Neighborhood Participation and Sense of Community: Foster a sense of shared community identity and pride among residents from all backgrounds and encourage residents to take ownership of their neighborhood and to participate in the effort to improve their neighborhood.

- a. Organize community events and improvement projects as a vehicle to encourage community involvement and foster a shared sense of community.
- b. Improve community outreach and provide residents with information on public services available to them.



Edenvale Community Center located at the Edenvale Elementary School

The recommendations contained in this chapter are designed to achieve the goals and objectives of the Edenvale/Great Oaks Neighborhood Revitalization Plan. The improvement plan intends to improve the livability and physical condition of the Edenvale/Great Oaks Neighborhood Revitalization Area. Implementation of the recommendations described below will require the cooperation and resources of the City, property owners, residents, and the Oak Grove School District. A combination of public and private improvements will be necessary to achieve the vision described in the Vision Chapter of this Plan. The steps for achieving this vision are described in this chapter.

The improvement plan follows the organization of the goals and objectives described in the previous chapter. Thus, the

improvement plan is focused on the improvements necessary to achieve the community's vision of more livable neighborhoods and addresses the issues raised by the community and the Advisory Group in the Revitalization Issues and Priorities Chapter. The recommendations contained in this chapter are the result of many discussions with, and considerable work from, the community, the Advisory Group, and relevant City Departments.

The improvement plan will be used to guide the efforts of the City and the residents of the Edenvale and Great Oaks Neighborhoods in improving the living environment and physical conditions of the area. The improvement plan is, in essence, a "blueprint" for the revitalization of the Edenvale and Great Oaks Neighborhoods. It identifies what has to be done to improve the

neighborhoods' appearance, safety and security, and how the positive features of the neighborhoods can be preserved. Equally important, the Plan provides a means by which the community can measure the progress of the neighborhood revitalization process. By implementing the improvement plan, it is hoped that living conditions will be significantly improved and that the impetus imparted by this Plan will provide the incentive and direction necessary for residents and the City to pursue continuous improvement in the Edenvale and Great Oaks Neighborhoods.

The improvement plan is divided into five major headings: (1) neighborhood condition and maintenance, (2) neighborhood facilities and services, (3) neighborhood safety, (4) neighborhood land use and parking, and (5) neighborhood organization and participation.

Neighborhood Condition and Maintenance

Property Maintenance and Improvement

Perhaps more than any other neighborhood issue, the condition and maintenance of residential properties affects the quality of life of a neighborhood's residents. Poor property maintenance not only affects the tenants of a given property, but also affects surrounding residents and property owners. A poorly maintained building can degrade the appearance of an entire neighborhood. This in turn can lead to the perception that a neighborhood or a block is in decline, thus discouraging reinvestment in properties.

Proactive Code Enforcement: To address existing blight in the neighborhood and improve the maintenance of residential properties, this Plan recommends strong and proactive enforcement of City Codes intended to protect public health and safety and improve the appearance of the community. The community's effort to eliminate blight and improve property maintenance will be most effective if property owners and residents voluntarily comply with these codes and report violations when they occur. As a result of the neighborhood revitalization planning process, the Code Enforcement Division conducted a Concentrated Code Enforcement Program in the Edenvale Neighborhood in the fall of 1999. This program worked with property owners and/or tenants of single family and duplex properties to identify and correct health and safety violations that occur on their property. In addition, two community clean-ups were held to provide neighborhood residents with an opportunity to dispose of unwanted household items.

Housing Maintenance and Rehabilitation: Property owners have a responsibility to maintain and, when necessary, to improve their properties both to maintain the safety and comfort of their tenants and to maintain the overall appearance and livability of the neighborhood. To assist property owners with the maintenance and improvement of their properties the Housing Department offers grants and low interest loans for housing rehabilitation projects. The Department provides grants to paint the exterior of multiple family residential buildings and owner and renter occupied single family homes and duplexes. To be eligible owner occupants and tenants of rental dwellings can not exceed specified income limitations.

Housing Rehabilitation Loans for both owner occupied properties and for rental properties are also available through the Housing Department for property owners or properties that meet specified income limitations. These loans are intended for repairs necessary to maintain health and safety of residential buildings. Cosmetic improvements are not eligible by themselves, but could be funded if, and only if, they are incidental to repairs necessary to maintain the health and safety of a property. Eligible property owners are encouraged to apply for available City rehabilitation funding.

The Housing Department's rehabilitation loans are available citywide. Competition is high for this assistance program due to their popularity and applicants from the revitalization area are not given priority. The Housing Department should consider making the Edenvale/Great Oaks Neighborhood a target area for these neighborhoods, giving higher priority to applications from the revitalization area. This would improve the current availability of funds to property owners in the Edenvale and Great Oaks neighborhoods and help to facilitate the improvement of the housing stock, especially the multi-family housing stock, in the revitalization area.

The Redevelopment Agency is in the process of establishing the Edenvale and Great Oaks neighborhoods as a Strong Neighborhood Initiative program area. This program would make additional resources available to assist property owners with the maintenance and improvement of their properties.

This Plan recommends that available paint grant and rehabilitation loans be promoted in the Edenvale/Great Oaks Neighborhood Revitalization Area. To this end a seminar

should be conducted to encourage property owners to avail themselves of available loan and grant funding, in part, by assisting with the completion and submittal of grant and loan applications. The Edenvale Roundtable Neighborhood Association and the new Great Oaks Neighborhood Association can also play a role in promoting available City paint and rehabilitation programs by informing their members of their availability and by working directly with owners of properties identified as needing improvements. While addressing code compliance issues, Code Enforcement staff should also inform property owners of available paint and rehabilitation programs and encourage property owners to take advantage of these programs where applicable.

Property Owner Education: To educate property owners on how they can maintain their properties, this Plan recommends that courses on basic property maintenance be offered periodically to homeowners and owners of rental properties in the Edenvale and Great Oaks neighborhoods. Property owners are more likely to keep their properties well maintained if they possess the basic knowledge of how to conduct preventative maintenance and can make basic property repairs themselves. The Code Enforcement Division, in conjunction with the Edenvale Roundtable Community Association and the new Great Oaks Neighborhood Association, should facilitate these courses.

Property Management: Poor property condition is usually the result of poor or inadequate property maintenance and management. To improve property management of rental properties, the Code Enforcement Division conducted a property management seminar series in September and October of 1999 for rental properties in

the Plan area. In addition to teaching routine maintenance techniques, the seminar taught property owners and managers techniques for screening tenants, writing rental contracts, evicting problem tenants, and establishing and enforcing house rules. As a result of this seminar, Code Enforcement staff are working with rental property owners to establish a property owners association in the area. One of the primary purposes of such an association is to put pressure on negligent property owners to maintain their properties. This Plan encourages rental property owners to form and participate in such an association. By working together to improve the overall condition of rental properties in the neighborhood, property owners will increase the value of their own properties as well.

Tenants also must share in the responsibility of maintaining their rental properties. The behavior of tenants can have a significant impact on the wear and tear of units. Tenant workshops should be held periodically in the Edenvale and Great Oaks neighborhoods to educate renters on their responsibilities and how they can help in the routine upkeep of their units.

Streetscape Improvements: To improve the appearance of the neighborhoods' streetscapes, this Plan proposes a number of building façade and front yard improvements to properties containing duplexes and apartment buildings in the Edenvale and Great Oaks neighborhoods. Recommended facade improvements, intended to add visual interest to flat facades, include the use of two tone paint and/or the addition of trim around windows, between floors and at waterlines. Recommended front yard improvements include the removal of paving and installation of landscaping in park strips (the area intended for landscaping between the

sidewalk and the curb) and in the front yard areas not used as driveways. These improvements are designed to be simple and relatively inexpensive and could be funded in part by Housing Department paint grant and rehabilitation loans. Recommended property improvements are illustrated in Figures 10 and 11 and are discussed in more detail in Appendix A.

Visual Blight

Graffiti: Graffiti is a significant contributor to visual blight and the overall perception that a neighborhood is in poor condition. For assistance in eradicating and discouraging graffiti, residents and property and business owners should contact the City's Anti-Graffiti Program. The City's Anti-Graffiti Program will remove graffiti on public and private property and will assist residents and property and business owners with removing graffiti from their property. The Anti-Graffiti Program also offers an Adopt a Block program in which program staff will provide individuals with training and supplies to remove graffiti on public property within their neighborhood. Residents and business owners are encouraged to participate in this program and "adopt" their block. It should be noted that the members of ERCA have already adopted a number of blocks in the Edenvale neighborhood and have been very active in removing graffiti throughout the neighborhood. This Plan also encourages residents participating in the establishment of Neighborhood Watch groups to invite Anti-Graffiti staff to provide training on graffiti prevention and removal. Participants of the Neighborhood Watch program could collectively adopt their block for graffiti removal.

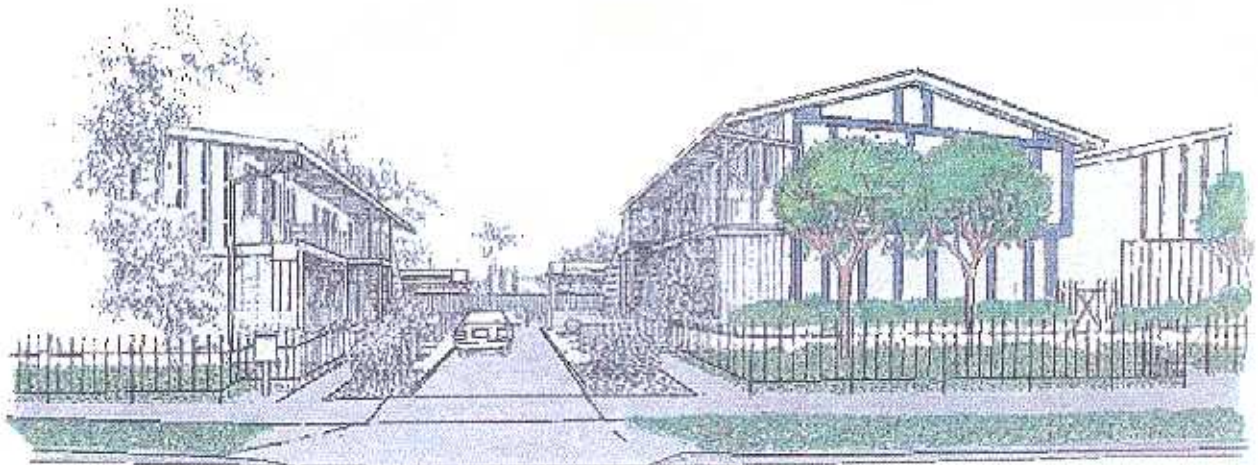
Figure 10

**Before and After Example of
Suggested Improvements to a
Fourplex**

EXISTING



PROPOSED



- Landscape front yards and park strip
- Install wrought iron or tubular steel fencing in front yards
- Install wood trim to blank facades and around windows to add visual interest
- Repaint facades using two paint colors where appropriate and anti-graffiti paint where feasible
- Install paved walkway connecting building entryways to sidewalk

Figure 11

EXISTING

**Before and After Example of
Suggested Improvements to
a Duplex**



PROPOSED



- Remove paving in parking strips and in those portions of the front yard not necessary for driveways and install landscaping
- Create distinct driveways and parking areas and construct individual curb cuts for each driveway
- Plant street trees in park strips

San Jose Beautiful, a division of Parks, Recreation and Neighborhood Services, also offers presentations to elementary school children on how graffiti detracts from the quality of life in their neighborhood. Because education is crucial in preventing children from participating in graffiti activity, this Plan recommends that Stipe and Edenvale Elementary Schools invite San Jose Beautiful to conduct anti-graffiti presentations to students on an on-going basis.

To better facilitate the removal of graffiti from buildings, multi-family and commercial property owners are encouraged to investigate the use of graffiti resistant paint. Paint manufacturers have been making improvements to graffiti resistant paint and a larger selection of colors are currently available than have been available in the past. Property owners are also encouraged to plant shrubs and vines or other types of plant materials adjacent to blank walls and fences where feasible to discourage graffiti on these surfaces. As part of the redevelopment of the Edenvale Shopping Center the Redevelopment Agency could also explore the use of anti-graffiti paint, anti-graffiti window film, and landscaping to discourage graffiti at the shopping center.

Abandoned Shopping Carts: The abandonment of shopping carts stolen from Wal-Mart, Albertson's Market and other neighborhood retailers is an on-going problem in the Edenvale and Great Oaks neighborhoods. Shopping carts contribute to visual blight within the area and can, when left in the public right-of-way, create a traffic safety hazard. The most effective strategy to remove abandoned shopping carts from the neighborhood is to discourage their removal from store property. To this end, this Plan recommends that retailers having an ongoing problem with shopping

carts investigate the installation of a cart security system designed to discourage cart theft. An example of such a system is an electronic barrier system that automatically locks the wheels of shopping carts when they are taken from a property. To further discourage shopping cart theft and provide customers with an alternative means to transport their purchases, retailers should also consider selling personal shopping carts at cost to residents of the surrounding neighborhood. Given that many of the individuals in the area are low income, the personal shopping carts would have to be relatively inexpensive to encourage their purchase.

To remove shopping carts abandoned in the neighborhood, residents should contact store managers and inform them of the location of stolen carts. Retailers should continue to regularly collect and pick-up carts in the Plan area and may need to increase the number of times a week their carts are retrieved. Those retailers that do not retain a cart retrieval service should consider hiring such a service.

Storage of Inoperable Vehicles: The storage of inoperable and/or unregistered vehicles in the public right-of-way or in the front yards of private properties can significantly degrade the appearance of the neighborhood. City Code prohibits the storage of inoperable vehicles in the public right-of-way or in the front yards of private property for more than 72 hours. This Plan encourages residents to abide by this code and store inoperable or unregistered vehicles in their garage or in their back yard in a location not visible from the street. Residents and property owners are also encouraged to call Vehicle Abatement in the Code Enforcement Division to have inoperable vehicles removed from the street

EDENVALE/GREAT OAKS NEIGHBORHOOD REVITALIZATION PLAN

or from the front yards of neighborhood properties. Vehicle Abatement will first issue a warning and then have the vehicle towed if the warning goes unheeded.

The parking of large commercial vehicles and recreational vehicles also detracts from the appearance of the neighborhood. Residents should be discouraged from storing these vehicles on neighborhood streets. City Code prohibits the parking of Commercial Vehicles of 10,000 gross pounds or more on residential streets. City code also prohibits the storage of any motor vehicle, including recreational vehicles, on the street for more than 72 hours. Residents are encouraged to report recreational vehicles stored illegally on public streets to Vehicle Abatement and to report the parking of large commercial vehicles to the Police Department at 311, the non-emergency police telephone number.

Infrastructure Maintenance and Improvement

Sewage System: Both the community and the Advisory Group identified, as a significant issue, the need to repair the sewage lines adjacent to Edenvale Elementary School. More specifically, residents in the vicinity of Edenvale Elementary identified an unpleasant odor emanating through the area. The community believed that this odor originated from sewer lines within the street. Staff from the Department of Streets and Traffic examined the main sewer lines within the public right-of-way adjacent to Edenvale Elementary and determined that these facilities were functioning normally and were not backing up or leaking. City staff also did not experience the odor identified by the community, but thought that some of the lateral sewer lines on private property may be backing up or

leaking. Since originally identified by the community, the odor has not reoccurred. Should the odor return, the Department of Streets and Traffic will re-inspect the City's sewer mainlines. In addition, adjacent property owners should have their lateral sewer lines inspected and have them repaired if needed.

Sidewalk Repairs: While sidewalks in the area are in good condition overall, there are locations where sidewalks have cracked and need to be reconstructed or where street tree roots have pushed up sidewalk paving. Although sidewalks are located on public property, the maintenance of the sidewalks is the responsibility of the adjacent property owners. This Plan recommends that private property owners repair or reconstruct damaged sidewalks adjacent to their properties. To assist owner occupants of single-family homes, the Department of Streets and Traffic administers a grant program that will pay for the entire repair or reconstruction of sidewalks. This program will also pay for the installation of root barriers to discourage roots from pushing up the sidewalk. Funding for this program is limited and grants will be allocated on a "first-come, first-served" basis. Homeowners are encouraged to apply for grants at the earliest date possible.

As part of the Strong Neighborhood Initiative program the Redevelopment Agency could consider developing a grant program to supplement the existing City sidewalk repair program. This program could make grant funding for the repair of sidewalks available to rental property owners as well as owner occupants of single family homes. In addition, this program could pay for the repair of curbs and gutters. Like sidewalks, the maintenance of curbs and gutters are the responsibility of the adjacent property owners. It should be

noted that staff and residents identified numerous locations where tree roots have also damaged curbs and gutters, resulting in poor drainage along the curb.

Replacement of Dead Street Trees: Street trees can beautify a neighborhood, provide shade, and encourage motorists to slow down by visually narrowing the perceived width of a street. To achieve these goals, dead or dying street trees should be replaced with new trees. Replacement trees should not be planted in locations where branches could significantly block street lighting as the tree matures. Until they become established, young trees require care and watering. To increase their chances of survival, residents and property owners are encouraged to adopt newly planted trees.

Improved Street Sweeping: Street sweeping is conducted throughout both the Edenvale and Great Oaks neighborhoods. With the exception of the southern portion of the Edenvale neighborhood, signs prohibiting parking during street sweeping hours are not posted. In the single-family portions of the revitalization area, the posting of "no parking" signs is not necessary because few cars are parked on the street during the hours of street sweeping. However, in those portions of the Great Oaks neighborhood containing duplexes and multi-family dwellings, motor vehicles occupy most of the available on street parking, thus interfering with the sweeping of streets. As a result, debris piles up along the curb and in the parking lane, leaving the street cluttered and messy. To improve street sweeping in these areas, Advisory Group members requested that the Department of Streets and Traffic conduct a study to determine if enforced no parking during street sweeping hours was warranted along the following streets:

- Giusti Drive
- Battle Dance Drive
- Snow Drive between War Admiral Avenue and East Branham Lane
- East Branham Lane between War Admiral and Battle Dance Drive.

The Department of Streets and Traffic determined that enforced no parking was not warranted on these street segments; this determination was based on the number of motor vehicles parked on the street during street sweeping hours. If residents and property owners on the above street segments still would like to pursue enforced no parking during street sweeping hours, they should provide Streets and Traffic with evidence of strong support for enforced street sweeping. If there were evidence of strong support, Streets and Traffic could reverse its decision and install and enforce "no parking" signs.

Sidewalk on the East Side of Rahway Drive: The need to construct a sidewalk on the east side of Rahway Drive between Ella Drive and East Branham Lane was identified as a significant issue by the community. This strip of land is not owned by the City of San Jose but is owned by the Homeowners Association of the adjacent housing development on the west side of Rahway Drive. The approved permits for this development require that this strip of land be landscaped and maintained but did not require the construction of a sidewalk. The City can not now require construction of a sidewalk or dedication of this land to the City. This Plan can not, therefore, include the construction of a sidewalk on this portion of Rahway Drive. However, the City can require that this property be landscaped and well maintained.

Street Maintenance and Repair: The streets in the Edenvale/Great Oaks Revitalization Plan Area are generally in good condition. Nevertheless, in some areas, streets are showing signs of wear, with pavement beginning to crack and potholes beginning to appear. As part of a ten year maintenance cycle, the streets in the Edenvale/Great Oaks Revitalization Area are scheduled to be chip sealed; chip sealing is the application of gravel over an emulsified asphaltic oil and is intended to prolong the life of a roadway. The streets in the Revitalization Area south of Giraud Drive, between Giraud and Monterey Highway, are scheduled to be chip sealed in the spring of 2000. Giraud Drive and the streets north of Giraud Drive, between Giraud Drive and Coyote Road, are scheduled to be chip sealed in the year 2002. This Plan recommends that the streets in the Revitalization Area be chip sealed as planned and scheduled.

Traffic Congestion

Intersection of Monterey Road and Roeder Road: Traffic on Roeder Road is often backed up from its intersection with Monterey Highway to Azucar Avenue. At the request of the Advisory Group, the Department of Streets and Traffic investigated changing signal timing at this intersection to improve traffic flow on Roeder Road. Streets and Traffic determined that switching the signal order would improve traffic flow on Roeder Road, and, as a result, the green signal phase on Roeder Road was placed before the green phase on Chynoweth Avenue. According to community and Advisory Group members this measure has helped to alleviate congestion on Roeder Road during morning commute hours.

Traffic Congestion near Elementary Schools: Traffic congestion, caused by the dropping off and picking up of school children, is occurring in the Edenvale and Stipe Elementary school parking lots and adjacent streets. This congestion is not only an inconvenience to motorists but potentially endangers the safety of children. To address this issue, the School District should work with Streets and Traffic to explore the possibility of installing a loading and unloading area along streets adjacent to the main entryways of the schools. To minimize the impact to the surrounding residents, parking could be prohibited during the hours when children are typically picked up or dropped off. The installation of loading and unloading zones would not reduce the number of vehicles, but would help ensure that vehicles are not loading or unloading children in the travel lane of the street and are not blocking through traffic. Such zones would also help to alleviate congestion in the school parking lots by giving parents the option of loading and unloading along the street. The School District should consider assigning a faculty or staff member to direct traffic in the morning when children are dropped off and in the afternoon when they are picked up.

Nuisance Activity

Loitering and Pan Handling: Loitering and panhandling by homeless individuals has been an on-going issue at the Edenvale Shopping Center. To address this issue, this Plan recommends that the Edenvale Shopping Center property and business owners fill out and file a Trespassing Enforcement Authorization Form with the Police Department. This form gives the Police the authority to remove people loitering and/or conducting disruptive and harmful activities on private property. To further discourage transients from residing

or loitering at the center, business owners are also encouraged to cease accepting mail for these individuals. To encourage homeless individuals to get off the street and improve their living conditions, the Police Department should inform homeless people of existing programs that can provide them with temporary shelter, food, and medical services. Christ the King Church, located within the shopping center, is also encouraged to inform transients of services available to them and encourage these individuals to avail themselves of these services.

Animal Control: Unattended or stray pets can create both a nuisance and a health and safety hazard. Dogs that are allowed to roam free can defecate in yards, attack pedestrians and bicyclists, and cause traffic accidents as motorists attempt to avoid hitting them. This Plan encourages residents to keep their dogs enclosed on their property and to walk their dogs on leashes. To discourage pets, especially male cats, from prowling the neighborhood, and to prevent the birth of potentially unwanted pets, neighborhood residents are also encouraged to spay or neuter their animals. To remove stray or unattended dogs from the neighborhood, residents should call Animal Control at the Humane Society. The Humane Society has the authority to cite dog owners who continually allow their dogs to roam the neighborhood unattended. To remove stray cats residents are encouraged to catch them using a trap. Captured cats can then be delivered to the Humane Society 24 hours a day at 2530 Lafayette Street in the City of Santa Clara. Animal Control at the Humane Society will also promptly pick up captured cats between 9:00 am to 5:00 pm Monday through Friday. Cat traps can be rented at a low cost from most pet stores. If stray cats continue to be a significant problem in the neighborhoods, then the Edenvale

Roundtable Community Association and the Great Oaks Neighborhood Association should consider purchasing traps to loan to their respective members. The Edenvale Roundtable Community Association and the new Great Oaks Neighborhood Association should also consider distributing a flyer encouraging residents to control their pets, and informing them of services available for the removal and the spaying and neutering of pets.

A number of residents have reported problems with roof rats. Residents and property owners observing this potential health hazard are encouraged to call the Santa Clara County Vector Control for assistance. Staff from vector control will inspect a resident's home on request and provide information on how to remove rats and how to prevent their re-infestation.

Litter/Community Clean-Ups

Litter: It is important to keep the Edenvale and Great Oaks Neighborhood clean and free of litter. Litter and the cleanliness of a neighborhood affects how residents and non-residents perceive and treat that neighborhood. If an area is perceived as dirty and unkempt, people are more likely to treat the area poorly.

Overall, the Edenvale and Great Oaks neighborhoods are relatively clean and there is minimal litter in the public right-of-way. Nevertheless, community residents and the Advisory Group identified a few locations where dumping or litter has been an ongoing problem. At one location in particular, the end of East Branham Lane, the dumping of large household items occurs frequently. When dumping occurs at this or other locations in the public right-of-way, residents should contact the Department of Streets and Traffic for pick-up. If residents spot individuals in the act of dumping they

should call the Police Department immediately.

Litter has been a frequent problem along the sidewalk, park strip, and fence on Snow Drive adjacent to Stipe Elementary School. The maintenance and up-keep of this area is the responsibility of the Oak Grove School District. The School District should have their maintenance staff inspect and pick-up any litter in this location on a routine basis. The school should also discuss this issue with its students to discourage them from littering. In addition, the School District should consider the installation of a trash receptacle adjacent to the sidewalk at the Snow Drive entrance to Stipe Elementary.

To address resident complaints regarding utility contractors leaving a mess in the public right-of-way after completing their work, this Plan suggests that residents directly contact the utility company. The Department of Public Works can also be contacted if the work being done is in the public right-of-way; contractors are required to obtain an encroachment permit from Public Works for any work conducted in the public-right-of-way. If the mess is not cleaned up the Department of Streets and Traffic should be contacted.

Community Clean-ups: The Advisory Group identified the need to have regular community clean-ups in both the Edenvale and Great Oaks Neighborhoods. Community clean-ups consist of the rental of large scale trash bins to provide residents with an opportunity to dispose of large unwanted household items. Such clean-ups help to eliminate and discourage blight by allowing residents to dispose of items at no cost to themselves, items that might otherwise clutter front and side yards or could be dumped illegally. The Edenvale Roundtable Community Association

(ERCA) currently conducts annual community clean-ups in the Edenvale neighborhood. This Plan recommends that ERCA continue conducting annual clean-up events. This Plan also recommends that the new Great Oaks Neighborhood Association conduct annual bin clean-ups in the Great Oaks neighborhood. In establishing these clean-up events, the Great Oaks Neighborhood Association should consult with the Code Enforcement Division; Code Enforcement has considerable experience in running clean-up events and can provide the associations with helpful guidance.

Garbage Management at Multi-family Properties: The community identified poor garbage management as a particular problem at the apartment properties on Roundtable Drive. In particular, trash bins were identified as emitting odors and attracting flies. To address this problem property owners and/or managers should distribute notices to tenants reminding them to keep the lids on garbage bins closed. Keeping the lids closed is especially important during the rainy season. To mitigate the unsightliness of trash containers and to discourage illegal dumping, owners of multi-family dwellings are encouraged to construct trash enclosures for the storage of garbage bins. For recommendations on the placement and design of trash enclosures see Appendix A, "Suggested Private Property Improvements."

Neighborhood Facilities and Services

Great Oaks Park

Great Oaks Park is an important community resource that contributes significantly to the

quality of life in the Edenvale and Great Oaks neighborhoods. The park provides neighborhood residents, both children and adults, with open space for recreation and exercise activities, contributes to the overall beauty of the neighborhood, and strengthens the neighborhoods' sense of community by providing a public place where residents have an opportunity to interact and get to know each other. Great Oaks Park is an especially valuable resource to those families residing in apartments buildings that do not provide adequate open space for children to play safely out of doors or for families to have barbecues or hold outdoor social events.

Improvements: The existing Great Oaks Park represents a tremendous resource for both the Edenvale and Great Oaks neighborhoods and this Plan recommends improvements that would allow the park to better meet the needs of area residents. The installation of new playground equipment at Great Oaks Park was identified as the third most significant issue at the March 10th Community Meeting and was identified as the seventh most significant issue by the Advisory Group. The existing playground equipment is outdated and is showing signs of wear. The installation of a public restroom at the park was also identified as a need. This Plan thus recommends the replacement of the existing playground equipment and the installation of a public restroom at Great Oaks Park, and recommends that these improvements receive priority for funding in the current 5 year parks capital improvement plan.

As discussed in the Neighborhood Organization and Participation section of this Chapter, Great Oaks Park is the preferred location for the installation of a community center for use by the new Great Oaks Neighborhood Association. This plan

recommends the installation of a portable facility at Great Oaks Park.

Public Safety: To improve public safety at Great Oaks Park this Plan recommends that new light standards be installed along the northern pathway in the park. The level of lighting should be high enough to provide visibility for pedestrians but not high enough to encourage use of the park during night time hours. Street lighting along the perimeter of the park adjacent to Snow and Giusti Drives should also be improved to provide more light for pedestrians and to allow adjacent residents to see if criminal or nuisance activity is occurring in the park. In August of 1999, the trees along the edges of Great Oaks Park were trimmed to allow more light from the existing electroliers across the street to penetrate the edge of the park. To further improve lighting, the installation of additional street light standards and/or the installation of higher wattage bulbs on existing street light standards may be necessary. The Department of Public Works should investigate how lighting adjacent to the park can be improved.

Litter: Littering at Great Oaks Park is a significant problem during the weekends. This Plan recommends that multi-lingual signs be installed in high activity areas to discourage littering. There are currently 12 trash receptacles located throughout the park, so the installation of additional trash receptacles may not address the littering problem. Park staff should, however, investigate whether there is a sufficient number of trash receptacles located in those areas with continuing litter problems. It should be noted that the Manzo family, in the Great Oaks neighborhood, recently "adopted" Great Oaks Park to help keep the park free of litter.

Public Transit

The need to extend bus service into the Edenvale and Great Oaks Neighborhoods was a top priority for both the Community and the Advisory Group. At the request of the Advisory Group, the Valley Transportation Authority (VTA) staff investigated the feasibility of extending an existing bus route into the revitalization neighborhoods. VTA determined that it was feasible to extend route 72 into the Edenvale/Great Oaks area. Route 72 was already planned and scheduled to be extended down Monterey Highway from its present terminus at Senter Road and Monterey Highway to a new terminus at the Santa Teresa light rail station. As part of the planned extension to be instituted in April of 2000, every alternate 72 bus will now be routed into the revitalization area via East Branham Lane and Roeder Road. These alternate buses will not continue south and terminate at the Santa Teresa light rail station, but will instead return north on Monterey Highway (See Figure 12). Bus service into the Edenvale and Great Oaks neighborhoods will be at approximately thirty-minute intervals and the span of service will be from the early morning until the early evening.

Library Services

New City of San Jose Public Branch

Library: Presently there is not a City library within or adjacent to the Edenvale/Great Oaks Revitalization Area that is easily accessible to neighborhood residents, especially neighborhood children and seniors. The nearest public libraries are the Seven Trees Library, approximately one and a half miles north of the Great Oaks Neighborhood, and the Santa Teresa Library, approximately one and a half miles south of the Edenvale neighborhood. The

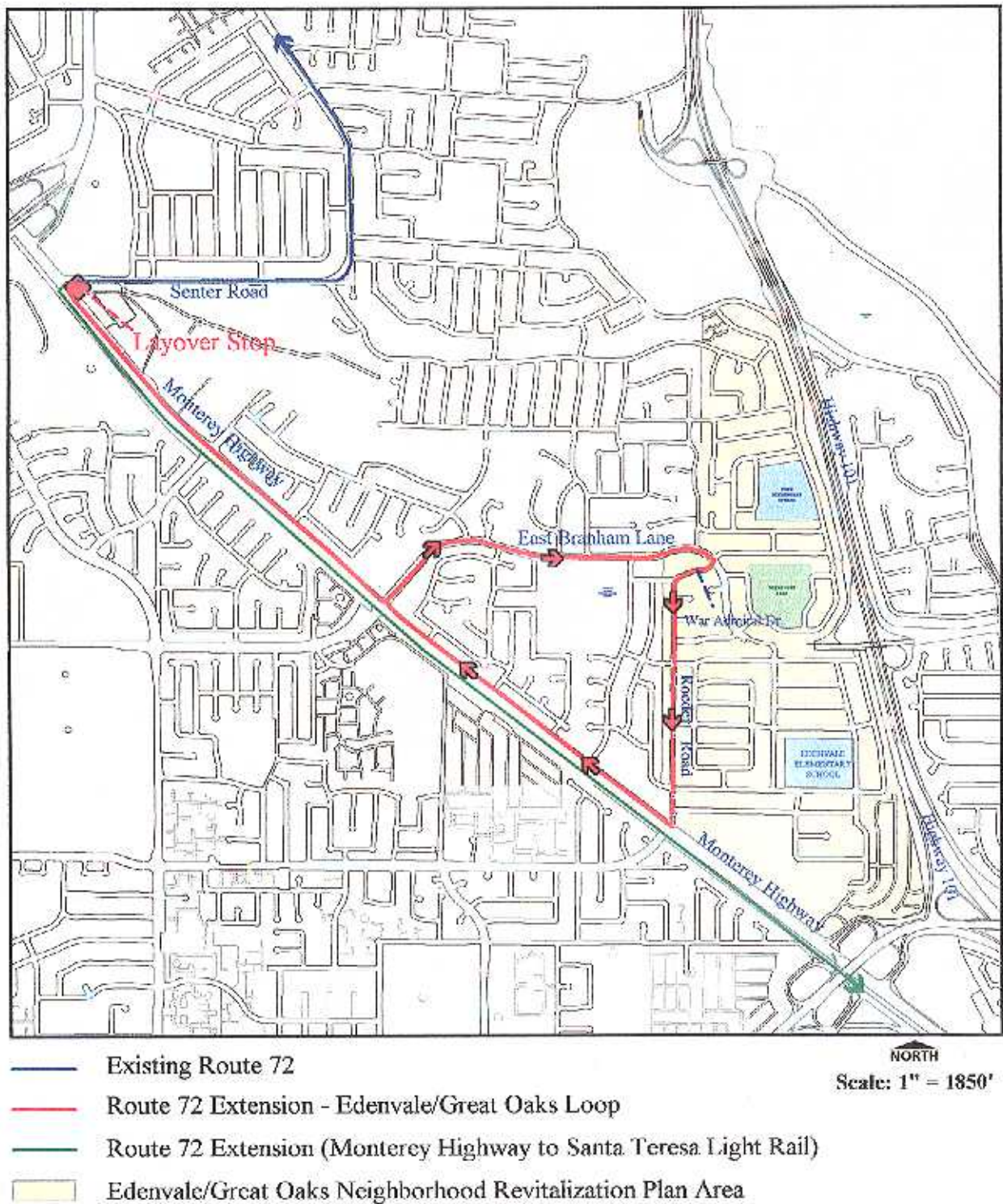
City's 1999 Draft Branch Facilities Master Plan recommends that a new branch library be constructed in general vicinity of the Edenvale and Great Oaks neighborhoods to meet the projected demand for library services in the South San Jose Area. The Plan supports the development of a new Branch Library within, or within reasonable distance of, the Edenvale/Great Oaks Neighborhood Revitalization Area.

City of San Jose Public Library

Bookmobile: Until a new branch library is constructed, the Bookmobile will continue to make regular visits to the Edenvale and Great Oaks neighborhoods. The Bookmobile presently makes weekly visits to the Great Oaks neighborhood, stopping once every two weeks on Snow Drive adjacent to Stipe Elementary School and stopping on the alternate weeks at the Grove Child Development Center on East Branham Lane. The Bookmobile also makes weekly stops in the Edenvale neighborhood stopping once every two weeks at the Edenvale Elementary School and stopping on the alternate weeks at the Eden Palms housing development.

The accessibility of the Eden Palms Bookmobile stop needs to be improved for Edenvale residents who live outside of Eden Palms. Presently, the Eden Palms perimeter gates along Bendorf Drive are locked, thus precluding direct pedestrian access to the Bookmobile from the Edenvale neighborhood and requiring residents to enter Eden Palms from Monterey Highway. The San Jose Public Library should work with the management of Eden Palms to improve the accessibility of the Eden Palms Bookmobile stop. Either the perimeter gates at Eden Palms should be left open and unlocked during the hours of the book mobile visit or the Bookmobile

FIGURE 12: Planned VTA Bus Service Extension into the Edenvale / Great Oaks Area



stop should be moved onto a public street, such as Bendorf Drive, where it is accessible to residents from outside Eden Palms.

Community members have expressed confusion over the days and hours of the regularly scheduled Bookmobile stops. To notify residents of Bookmobile visits, the San Jose Public Library should inform the Edenvale Roundtable Community Association (ERCA), the Great Oaks Neighborhood Association (GONA), the Boys and Girls Club, and Caroline Davis, Stipe and Edenvale Schools of the locations, dates and times of all Bookmobile visits in the revitalization area. ERCA and GONA should regularly include this information in their neighborhood newsletters and should post it on the community information bulletin boards. The Boys and Girls Club, and Caroline Davis, Stipe and Edenvale Schools should inform children and parents of all Bookmobile visits, especially those scheduled visits that are not at neighborhood schools but are still within the Edenvale and Great Oaks neighborhoods.

Child Day Care

The Community and the Advisory Group identified the need for more childcare services for infants, toddlers and preschool age children in the area and recommended that such services be provided at Stipe and Edenvale Elementary Schools. There are currently a number of preschool age childcare and child development programs located within the Plan area including two full day Headstart programs located at Edenvale Elementary School, and the Grove Child Development Center at the Grove Apartments in the Great Oaks neighborhood. Nevertheless, not all childcare needs of the Edenvale and Great Oaks neighborhoods are

being met. In discussions with neighborhood childcare providers, it was determined that there is a significant need by households of all income levels for infant and toddler (eighteen months to two and a half years) childcare. The only center presently providing infant and toddler care is the Eden Palms childcare center at the Eden Palms housing development. The infant care program at this center is typically 100% full, and the toddler care program typically has a one-year waiting list for enrollment. Childcare for moderate income families was also identified as a need. The Headstart programs in the neighborhood are exclusively for very low income families and the other childcare centers in the neighborhood cater to and give priority to low income families. Families with moderate incomes have limited or no access to the existing childcare centers, and often do not make enough money to afford to place their children in unsubsidized day care centers outside of the neighborhood.

To address the need for childcare in the Edenvale/Great Oaks Neighborhood Revitalization Area, the Department of Parks, Recreation and Neighborhood Services should take the lead in working with residents and schools to identify appropriate programs and providers for this area. Because child care is needed for all income levels, child care providers should be sought that have the ability to provide subsidies/fees on a sliding scale and do not limit eligibility based on income. Parks, Recreation, and Neighborhood Services should also work with the Redevelopment agency to explore the possibility of incorporating childcare into the redevelopment of the Edenvale Shopping Center. If the redevelopment of the Edenvale Shopping Center includes family housing, childcare could be integrated into the housing development.

The City is currently in the process of developing a childcare and child development program for preschool age children. The City's goal is to open 10 City funded and privately run Smart Start centers citywide by the year 2005. This Plan recommends that the Department of Parks, Recreation and Neighborhood Services explore the development of a Smart Start center in the Edenvale/Great Oaks Neighborhood Revitalization area as an option to provide additional childcare and child development opportunities within the area.

To expand childcare services in the vicinity of Great Oaks neighborhood, Stipe Elementary School should consult with the City of San Jose Office on Child Care to explore the possibility of establishing a childcare program at the school. Such a program should be available to children from families of all income levels and preference should be given to families who reside in the Edenvale and Great Oaks neighborhoods.

The residents of the Edenvale and Great Oaks neighborhoods should also take the initiative to expand the availability of childcare services within the Revitalization Area. Individual residents are encouraged to establish licensed day care programs within their homes. To assist with the establishment of home day care programs, the Department of Parks, Recreation and Neighborhood Services' Family Care Small Business Assistance program can provide training on how to run a high quality family home daycare program and can help individuals obtain licensing. Family child care homes have the dual benefit of not only increasing the availability of childcare but also can provide stable income for a low income family. Residents that pursue

opening a home child care business are encouraged to provide infant and toddler care to meet this unmet need. It should be noted that home day care centers need to meet City and state Codes and, if care is given to the children of more than one family, the child care home needs to be state licensed. Permits from the Planning Division are not required for home day care if the caregiver resides on site and there are no more than fourteen children cared for at the home.

Neighborhood Safety

Crime and Gang Activity

Community and Police Department Partnership to Prevent Crime: Crime is one of the most significant contributors to the decline of a neighborhood's quality of life. Although the overall number of reported criminal incidents has declined slightly, crime and vandalism continue to be significant problems detracting from the quality of life in the Edenvale and Great Oaks neighborhoods. To effectively prevent and discourage crime, community residents, organizations and the Police Department need to work together to identify the primary locations and types of criminal activity occurring in the area, and to develop strategies to reduce the level of crime. The Police Department will continue to strengthen its existing relationship with the community by continuing to attend community and neighborhood association meetings and by developing on-going working relationships with the Edenvale Roundtable Community Association, the new Great Oaks Neighborhood Association, neighborhood schools, and business owners to address specific needs and issues.

EDENVALE/GREAT OAKS NEIGHBORHOOD REVITALIZATION PLAN

With the assistance of the Police Department, the Edenvale Roundtable Community Association and the new Great Oaks Neighborhood Association should heighten community awareness regarding crime and train community members to report criminal incidents or suspicious activities to the Police as soon as they are observed. To this end, Neighborhood Watch Programs should be established throughout the Edenvale/Great Oaks Neighborhood Revitalization Area. The goal of the Neighborhood Watch Program is to reduce criminal activity by educating residents on how to discourage and prevent criminal activity, such as burglary, auto theft and graffiti, by building relationships between neighbors and between residents and the Police. The Department of Parks, Recreation, and Neighborhood Services and the Crime Prevention Unit are currently working with residents of the Great Oaks neighborhood to establish a Neighborhood Watch Program in their area. This Plan recommends that the Edenvale Roundtable Community Association work with the residents and the City to expand this program in the Edenvale neighborhood. It should be noted that those neighborhood blocks with 80% of the households participating in the Neighborhood Watch Program will receive neighborhood watch street signs.

Youth and Gangs: Although gang activity in the Edenvale and Great Oaks Neighborhoods has subsided in recent years, gang related incidents occasionally occur. Parents who are aware of such activity, or the threat of such activity, are encouraged to contact the Gang Prevention section of the Police Department's Violent Crime Unit. The City's Youth Intervention Services should also be contacted. Youth Intervention Services, such as the Right Connection, can provide gang mediation

services, assist young people who want to disassociate themselves from a gang, and help reduce the recruitment of young people into gangs.

To discourage participation in gang and criminal activity by neighborhood youth, parents are encouraged to place their children in after school educational and recreational programs. There are a relatively large number and variety of programs available to children in the Edenvale and Great Oaks neighborhoods. A new Family Center at the Edenvale Elementary School will open in the Spring of 2000 and will provide both elementary school children and teenagers with structured sports and recreation activities, computer and cooking classes, and arts and crafts. The Boys and Girls Club of America, located adjacent to Carolyn Davis Intermediate High School, also offers numerous after school and summer programs for children between the ages of six and sixteen. Programs available include computer classes, arts and crafts, career development counseling, homework assistance and tutoring, and athletic activities. For elementary age children in the Stipe School District, Stipe Elementary School will be offering the Learns Program, an after school educational and tutoring program. This program is scheduled to begin in January 2000.

The Edenvale Roundtable Community Association and the new Great Oaks Neighborhood Association could help neighborhood children feel part of the community by providing them with opportunities to create, and participate in, association efforts and events. Such opportunities would provide children with positive role models, instill neighborhood pride, and teach them leadership and organization skills. The neighborhood

associations could coordinate with the Boys and Girls Club and with Stipe and Edenvale Schools to develop such a program.

To further prevent neighborhood children from participating in criminal and gang activity residents are encouraged to report truant children to the Police Department's Truancy Abatement and Burglary Suppression Program (T.A.B.S.). The Police Department has found that truancy is often directly linked to criminal activity.

Traffic and Pedestrian Safety

Speeding: Speeding is one of the primary causes of vehicular accidents and is a significant threat to the safety of pedestrians, particularly children and seniors. The Community and the Advisory Group identified the reduction of motor vehicle speeds as the primary strategy to improve traffic and pedestrian safety. Speeding was identified as a significant problem on Roeder Road, Grey Ghost Avenue, Whirlaway Avenue, Azucar Avenue and Snow Drive. The Advisory Group recommended a number of different strategies to address speeding. One of the techniques suggested by the community was the installation of speed humps. The Department of Streets and Traffic evaluated this suggestion and concluded that speed humps should not be installed, since speed humps slow down emergency response times, and can contribute to accidents and potential litigation against the City. To address the problem of speeding, the Department of Streets and Traffic recommended stepped up enforcement of speed limits. This Plan recommends strong enforcement of speed limits by the Police Department and that the Department's traffic enforcement unit continue to conduct speed enforcement efforts on the streets

identified above. The Neighborhood Automated Speed Compliance Program (NAS COP) should be instituted on Snow Drive between Savstrom Way and Giusti Drive to address the high volume of speeding vehicles on this street. The NAS COP program was recently instituted on Azucar Drive between Roeder Road and Carryback Avenue. This Plan recommends that the NAS COP program be ongoing until such time that speeding is greatly reduced on Snow Drive and Azucar Avenue.

To reduce speeding on Snow Drive and Azucar Avenue and to increase safety for children attending Stipe and Edenvale Elementary Schools, street trees should be planted on both sides of Snow Drive between Savstrom Way and Giusti Drive and on both sides of Azucar Avenue from Roeder Road to Carryback Avenue. Numerous traffic studies conducted throughout the country have shown that street trees significantly reduce the average speed of motor vehicles by visually reducing the perceived width of a street. Presently, there are no street trees on the eastern side of Snow Drive and only a few trees on the western side. Many of the properties along Azucar Avenue have street trees but there are a number of locations where additional trees should be planted to create a continuous and unbroken row of trees. Street trees should be planted in the parkstrips and selected varieties should have single trunks and high, wide canopies capable of providing near continuous shade over the street and contributing to the beautification of the streetscape.

The planting of street trees could be done in conjunction with other streetscape beautification improvements. Community members and neighborhood associations could work with adjacent property owners to landscape park strips with landscaping that

EDENVALE/GREAT OAKS NEIGHBORHOOD REVITALIZATION PLAN

is attractive, hardy and easy to maintain. Snow Drive is in particular need of park strip beautification improvements. Currently, the park strip adjacent to Stipe Elementary School consists of dirt, weeds and litter. The park strip on the eastern side of Snow Drive varies from property to property, but often is paved or is just exposed dirt.

Community participation in the planting and care of street trees can help strengthen neighborhood pride and build positive relationships between neighborhood residents. This Plan recommends that community members, working with the assistance of the Department of Streets and Traffic and Our City Forest, physically undertake the planting of new street trees. In addition, this Plan encourages residents to adopt and care for newly planted street trees until they become firmly established.

To further address speeding, the Department of Streets and Traffic should install street signs on Roeder Road, East Branham Lane, Discovery Avenue, Snow Drive, and Azucar Avenue to discourage speeding within the neighborhoods. Neighborhood residents, in consultation with the Department of Streets and Traffic, could also develop signs to discourage speeding for use on private property. These signs could then be installed along the street in the front yards of residences.

Improve Traffic Safety at Intersections:

Both the community and the Advisory Group recommended the installation of stop signs on identified intersections to improve traffic and pedestrian safety. Of particular concern was the safety of neighborhood children walking to neighborhood schools. At the request of the Advisory Group, the Department of Streets and Traffic conducted four-way stop sign warrant studies for the intersection of Roeder Road and Azucar

Avenue, Whirlaway Drive and Discovery Avenue, Grey Ghost and Discovery Avenues, and Carryback and Azucar Avenues. It was determined that, based on traffic volumes and accident data, these intersections were not warranted for the installation of four-way stop signs. If residents still see the need for four-way stop signs at these intersections, they are encouraged to appeal the "not warranted findings" to the Traffic Appeals Commission. The Traffic Appeals Commission could require the installation of stop signs if the community presented sufficient evidence of safety problems.

The Advisory Group also requested that the Department of Streets and Traffic conduct a study to determine at which intersection a four-way stop sign would be warranted along Snow Drive south of Stipe Elementary School. Streets and Traffic has not yet conducted, but will conduct, a study to determine whether the installation of a four-way stop is warranted at Ella and Snow Drives or War Admiral Way and Snow Drive.

In addition to the installation of new four-way stops, this Plan recommends that faded and damaged stop signs be replaced. The Department of Streets and Traffic will replace damaged stop signs once they are identified. Furthermore, the Department of Streets and Traffic should investigate improving the line of sight for drivers crossing or turning at intersections without four-way stop signs, especially those intersections along Snow Drive and Roeder Road. Typically, line of sight can be improved by trimming bushes and trees adjacent to an intersection and/or by installing red curb "no parking" zones adjacent to the intersection. Many intersections presently have red curbs to discourage motorists from parking adjacent

to intersections and blocking the line of sight of passing motorists, but the red paint has faded. The Department of Streets and Traffic should repaint these red curbs.

Improve Pedestrian Safety: All of the above traffic safety improvements will help to improve pedestrian safety in the Edenvale/Great Oaks Neighborhood Revitalization Area. In addition, the Advisory Group has identified specific locations where other pedestrian safety improvements are needed. The southbound bus stop at the intersection of Monterey Highway and Chynoweth Avenue has a significant problem with bus patrons jaywalking across Monterey Highway to access residential areas. Given traffic volumes and vehicular speeds on Monterey Highway, there is great risk of pedestrians being hit and seriously injured or killed. To address this problem, this Plan recommends that fencing and landscaping be installed in the existing median of Monterey Highway to discourage pedestrians from jaywalking. Fencing should be attractive, and should not be built of chain-link. Tubular steel or other durable, low maintenance materials would be appropriate to use for fencing. The fence should be high enough to discourage pedestrians from climbing over but not so high that it is visually obtrusive. Drought tolerant bushes can also be planted adjacent to the fence to further discourage jaywalking and to help beautify the median.

To improve the safety of school children walking to school, this Plan recommends investigating the use of adult crossing guards at the intersection of Snow Drive and Savstrom Way as well as the intersection of East Branham Lane and War Admiral Avenue. Stipe Elementary School should request an Adult Crossing Guard Warrant Study from the Department of Streets and Traffic at these intersections. As a result of

a warrant study requested by Edenvale Elementary School, the City is scheduled to place an adult crossing guard at the intersection of Roeder Road and Azucar Avenue. It should be noted that the mid-block crosswalk adjacent to Stipe Elementary School on Snow Drive was removed in September 1999 in accordance with Council policy to remove all uncontrolled mid-block crosswalks; pedestrian safety studies have shown that such crosswalks are unsafe because motorists do not expect to encounter pedestrians and pedestrians may have a false sense of security that motorists will stop for them. To replace this crosswalk, a new crosswalk will be installed at the intersection of Snow Drive and Savstrom Way by the Department of Streets and Traffic.

To further improve the safety of neighborhood children, this Plan recommends that the Police Department's School Safety Unit conduct safety classes at Stipe and Edenvale Elementary Schools to teach children how to cross streets and bicycle safely. These classes will also train older children how to be crossing guards. School safety classes should be held at both schools annually to ensure that the class is taught to new students and to remind existing students of the importance of pedestrian and bicycle safety.

Lighting

A well-lit neighborhood improves traffic and pedestrian safety, helps to discourage crime, encourages neighborhood activity, and enhances the feeling that a neighborhood is safe. Street lighting can often be improved by the installation of new street light standards, the installation of higher wattage bulbs on existing standards,

EDENVALE/GREAT OAKS NEIGHBORHOOD REVITALIZATION PLAN

or the trimming of street tree branches blocking existing street lights.

Installation of New or Improved Street Lights: Staff from the Department of Public Works conducted a lighting survey of the Edenvale/Great Oaks Neighborhood Revitalization Area in March of 1999 and determined that the Plan Area as a whole does not meet the City's current lighting standard for residential neighborhoods. As part of the City's Project Crackdown Maintenance Program, a Community Development Block Grant will fund a number of street lighting improvements in the Edenvale Neighborhood. The following street lighting improvements are scheduled to be completed by the spring of the year 2000.

Roeder Road

- 9 existing streetlight standards will have higher wattage bulbs installed.
- 1 street light standard will be relocated.
- 7 new streetlight standards will be installed along Roeder Road.

Discovery Avenue

- 2 streetlight standards will be relocated.
- 5 new streetlight standards will be installed along Discovery Avenue.

Azucar Avenue

- 2 new streetlight standards will be installed along Azucar Avenue.

Roundtable (at the intersection with Bendorf Drive)

- 2 existing streetlight standards will have higher wattage bulbs installed.

Danze Drive

- 1 existing streetlight standard will have a higher wattage bulb installed.
- 1 new streetlight standard will be installed.

Bendorf Drive

- 3 existing streetlight standards will have higher wattage bulbs installed.
- 5 new streetlight standards will be installed.

Grey Ghost Avenue (Near the intersection with Roeder Road)

- 1 new streetlight standard will be installed.

As part of the development of this Plan, residents, together with Parks, Recreation, and Neighborhood Services staff, identified additional locations where lighting needs to be improved either by the installation of new street light standards or the installation of higher wattage bulbs on existing adjacent street lights. Public Works staff should investigate the need for lighting improvements at the following locations:

Edenvale Neighborhood

- 5198 Great Oaks Drive (at the northern dead end of Great Oaks Drive)
- Whirlaway Drive between Carryback Avenue and Great Oaks Drive
- Mitche Lane, between Azucar Avenue and Dogaway Drive.
- Pharlap Drive, between Grey Ghost Avenue and Stagehand Drive
- 5177 Pharlap Drive
- 210 Seabiscuit Drive
- Gallant Fox Drive between Stagehand Drive and Seabiscuit Drive
- Gallant Fox between Kayak Drive and Dogaway Drive

Great Oaks Neighborhood

- Corner of Bold Drive and Cloud Drive
- Corner of Snow Drive and Bold Drive
- Corner of Snow and Savstrom Way
- Snow Drive between Ella Drive and War Admiral Avenue
- Giusti Drive adjacent to Great Oaks Park
- Snow Drive adjacent to Great Oaks Park
- Snow Drive between Branham Lane East and Great Oaks Park
- War Admiral Avenue, mid-block between Branham Lane East and War Admiral Way
- Lyng Drive adjacent to Stipe Elementary School
- 4944 Dickinson Drive
- 455 War Admiral (Increase wattage on existing pole #17Q65)
- 5268 Snow Drive (Increase wattage on existing pole #17Q132)
- 368 Battle Dance Drive (Increase wattage on existing pole #17Q155)
- 4788 Rahway Drive (Increase wattage on existing pole #16Q293)

These additional lighting improvements could be funded by an additional Community Development Block Grant. This Plan calls for the Department of Public Works to prepare the application for CDBG funding should the need arise. The Redevelopment Agency, through the Strong Neighborhood Initiative program, could also fund lighting improvements.

Tree Trimming: As part of the recent Concentrated Code Enforcement Program, the Department of Streets and Traffic trimmed selected street trees in the Edenvale Neighborhood that were identified by residents as blocking street lights. A more

thorough structural trimming of street trees, however, should be conducted in both the Edenvale and Great Oaks neighborhoods. To minimize the cost, this structural tree trimming should be conducted as part of the tree trimming necessary to prepare for the planned street resurfacing that will occur in the Revitalization Area south of Giraudo Drive in April of 2000 and north of Giraudo Drive in 2002.

Neighborhood Land Use and Parking

Land Use

This Plan recommends that any new development or redevelopment within or adjacent to the Edenvale/Great Oaks Neighborhood Revitalization Area be of a type, design, and scale that supports and enhances the surrounding neighborhood.

The Redevelopment Agency is in the process of establishing a redevelopment area containing the Edenvale Shopping Center. As part of the effort to redevelop and revitalize this aging shopping center, the Redevelopment Agency will work with the owners of the shopping center to determine what other uses may be feasible, including relatively high density residential uses and mixed residential and commercial uses. The Redevelopment Agency should work with the surrounding residents and the Edenvale Roundtable Community Association to develop a redevelopment plan for the shopping center that not only meets the needs of the center's property owners and the City, but also meets the needs of surrounding residents. This Plan supports the development of multi-family residential uses or mixed-use residential/commercial development at this shopping center as means to clean up the blighted conditions

that currently exist at the center. Because of the existing shortage of on-street parking on Roundtable Drive adjacent to the shopping center, any redevelopment of the center should include sufficient off-street parking for residents and/or customers of the project. The redevelopment of the shopping center should also provide and improve upon existing pedestrian connections between the shopping center and the adjacent neighborhood.

Parking

Inoperable Vehicles: In those portions of the Edenvale and Great Oaks neighborhood containing duplexes and multi-family dwellings, there is often a shortage of on-street parking spaces. To improve the appearance of the neighborhood and increase the availability of on-street parking, residents should be discouraged from storing inoperable and/or unregistered vehicles on public streets. If a vehicle remains in the same parking space for more than 72 hours, residents are encouraged to call Vehicle Abatement in the City's Code Enforcement Division. Vehicle Abatement will first issue a warning and then have the vehicle towed if the warning goes unheeded. The Police Department and the Code Enforcement Division, as part of the Concentrated Code Enforcement Program, have recently towed a large number of inoperable vehicles that had been parked on public streets.

Off-Street Parking: The shortage of on-street parking in portions of the Revitalization Area is largely the result of an inadequate number of off-street parking spaces to accommodate the number of vehicles owned by residents of the duplexes and multi-family properties. The majority of the multi-family properties in the Edenvale and Great Oaks neighborhoods were built when households owned fewer

motor vehicles and City code required less off-street parking spaces than are required today. These properties can not be required by law to provide more parking than what they were required to provide when they were first permitted. Furthermore, many of the multi-family dwellings in the revitalization area do not have space available to provide additional parking without violating current City regulations on the size and placement of parking spaces. Providing additional off-street parking for residents is, therefore, largely outside the scope of this Plan. In some of the larger apartment complexes along Roundtable Drive there may be opportunities to add a few additional parking spaces by restriping and redesigning the parking areas. Property owners are encouraged to investigate this possibility and can contact City Planning staff for guidance. Property owners can also increase the supply of off-street parking available to tenants by prohibiting the storage of inoperable vehicles on their properties. Property owners are encouraged to include such restrictions in their tenants' rental agreements.

As a means of providing more parking for their tenants, some property owners have paved most or all of the front yards of their property. Other than driveways, the paving of front yards on multi-family properties for parking is a violation of the City's zoning ordinance. Paving and parking in the front yard significantly detracts from the appearance of the neighborhood. Property owners are encouraged, and may be required through code enforcement, to remove portions of front yard paving not necessary as driveways and to install landscaping to help beautify the neighborhood. This and other property improvements are illustrated and discussed in more detail in Appendix A, "Suggested Private Property Improvements." It should be noted that

paving for non-parking purposes may be allowed in the front yard of multi-family complexes in conjunction with an overall landscaping plan subject to permit approval by the City.

Neighborhood Organization and Participation

The establishment of new and maintenance of existing neighborhood organizations will be key to increasing the participation of community members in the improvement of the Edenvale and Great Oaks neighborhoods. The success of this Edenvale/Great Oaks Neighborhood Revitalization Plan depends, in large part, on the willingness of the Edenvale and Great Oaks community members to work with the City to implement and monitor the progress of this Plan.

New Neighborhood Organizations

Great Oaks Neighborhood Association: Prior to the initiation of the revitalization planning process, the Great Oaks neighborhood did not have an established neighborhood association to represent the interests of the neighborhood as a whole. As part of the planning process, Parks, Recreation and Neighborhood Services assisted residents of the Great Oaks community with establishing the Great Oaks Neighborhood Association. Parks, Recreation and Neighborhood services should continue to assist the Great Oaks Neighborhood Association with its further development and with its outreach activities. This Plan encourages residents and property owners to actively participate in this new organization. This new neighborhood association will be essential in promoting the interests of the Great Oaks

Neighborhood and implementing many of the goals and objectives in this Plan. Because it is an integral part of the Great Oaks community, Stipe Elementary School should assign a representative to the Great Oaks Neighborhood Association and should actively participate in the association's activities and efforts. Members of El Committee Hispano are also encouraged to join the Great Oaks Neighborhood Association and work with the Association to achieve common goals and to address common neighborhood problems.

The Formation of a New Neighborhood Coalition: This Plan assumes that a neighborhood coalition will be formed to oversee and guide the implementation of this Plan. This neighborhood coalition should consist of members of the Edenvale Roundtable Community Association, the new Great Oaks Neighborhood Association, and El Comite Hispano as well as representatives from Stipe and Edenvale Elementary Schools, and Christ the King Church. In particular, this neighborhood coalition will need to oversee the expenditure of the \$700,000 in one-time discretionary funds. As outlined in the Action Plan Chapter of this Plan, the Advisory Group placed \$123,000 of these one-time discretionary funds in reserve. The Neighborhood Coalition will need to decide how this remaining \$123,000 should be spent.

To coordinate and oversee implementation of the Revitalization Plan, this Plan suggests the neighborhood coalition hire a full or part time staff person for one to two years. This staff person would act as a liaison between the neighborhood coalition and the numerous City Departments that will be involved in the implementation of this Plan. This staff person would also organize neighborhood coalition meetings, work with the Edenvale Roundtable Community

EDENVALE/GREAT OAKS NEIGHBORHOOD REVITALIZATION PLAN

Association and the Great Oaks Neighborhood Association to undertake community outreach efforts, and oversee and organize neighborhood improvement projects such as street tree plantings and the installation of community information bulletin boards. Parks, Recreation, and Neighborhood Services staff would help the neighborhood coalition hire and train such a staff person and would provide this staff person and the coalition with technical and community outreach assistance.

Neighborhood Association Community Centers

Great Oaks Neighborhood Community Center: To provide the Great Oaks Neighborhood Association and other neighborhood groups with an ongoing facility in which to undertake community activities and hold community meetings, a community center should be established in the Great Oaks neighborhood. Shared use of the existing Edenvale Community Center was explored, but this facility is fully utilized by many community groups and there would be little space or time available for use of this facility by the Great Oaks Neighborhood Association or other additional community groups. The Advisory Group recommends that the new community center be located at Great Oaks Park. Parks, Recreation, and Neighborhood Services recommends that placement of the center at Stipe Elementary School be explored in order to provide maximum opportunity for joint programs with the school, and to minimize operating and maintenance costs. Both locations should be explored for placement of the Great Oaks neighborhood community center and the location that is determined to be the most feasible and to best serve the Great Oaks Neighborhood should be chosen as the site of the new center. To reduce the cost and

time necessary to develop a new community center, the center should consist of a portable prefabricated structure.

The Edenvale Roundtable Community Association Center: The Edenvale Roundtable Community Association Center is a valuable asset to both the Edenvale Roundtable Community Association and the Edenvale neighborhood as a whole. The facility has contributed to greater community participation and a stronger sense of community by providing a place for neighborhood residents to come together to discuss neighborhood issues and needs, and to develop strategies to address these issues and needs. The community center is used for Edenvale Roundtable Community Association board and community meetings, neighborhood organizing efforts, and for such community activities as food drives for the neighborhood residents. The center is also used by a number of other community groups and education and resident assistance programs. The existing center, located at Edenvale School, is in very poor condition and needs to be replaced. This Plan recommends that the existing portable facility be replaced with a new portable facility. To reduce the cost, the new portable building should use the foundation of the existing portable structure if feasible. Ensuring that Edenvale Roundtable Community Association and neighborhood residents have an ongoing place to meet and conduct their activities is crucial to the ongoing effort of residents to improve the Edenvale neighborhood through improved community outreach and greater resident involvement.

Neighborhood Participation and Sense of Community

Public outreach will be key to increasing the participation of all of the diverse groups within the Revitalization Area. To increase participation, the Edenvale Roundtable Community Association publishes a newsletter informing residents of neighborhood issues, volunteer efforts, and up-coming community events and distributes this newsletter throughout the Edenvale neighborhood. Many of ERCA's volunteer efforts, such as the clothing drive and food bank, not only build positive working relationships between residents who volunteer but between the Edenvale Roundtable Community Association and the low income families these programs serve. This Plan encourages ERCA to continue with its efforts to increase community participation. As a strategy to further reach out to predominately non-English speaking households, the Edenvale Roundtable Community Association should consider coordinating with the Oak Grove School District to distribute information and newsletters through school children. In many immigrant households, children are the only members that speak English and are often a household's link to the English speaking community.

For assistance in developing strategies to increase community involvement in the Great Oaks neighborhood, the new Great Oaks Neighborhood Association should consult with the Edenvale Roundtable Community Association. Like ERCA, the Great Oaks Neighborhood Association should consider publishing a multi-lingual neighborhood newsletter on a regular basis. The Association should also lead neighborhood improvement projects such as community clean-ups and street tree planting events and conduct charity food and

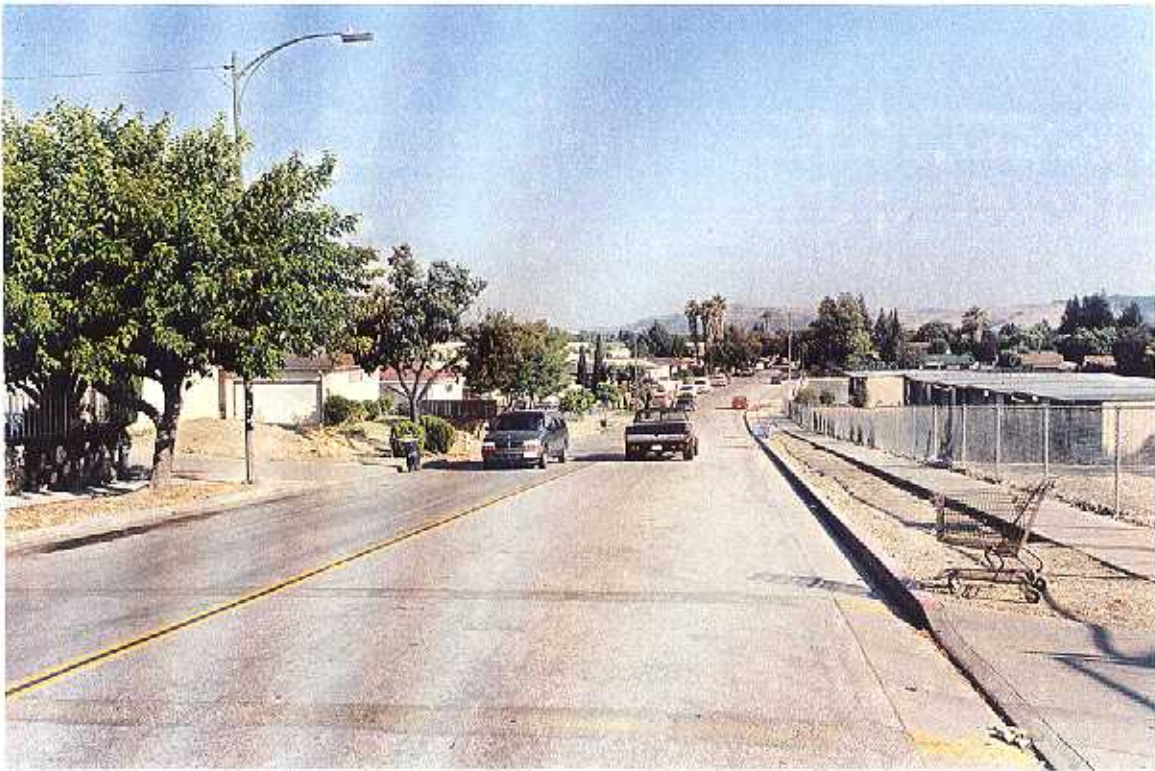
clothing drives as a means to build positive relationships between diverse community members and to strengthen the neighborhoods' sense of community. Another effective strategy to increase cohesion among residents and to increase their participation in community efforts is to hold large community events on an annual or seasonal basis. Such events could be held at the Great Oaks Park or Stipe Elementary school and could also be a vehicle to promote resident awareness of the Great Oaks Neighborhood Association. To encourage widespread attendance by the community, these large-scale events should consist of activities that would be of interest to the neighborhood's diverse groups. City Staff could provide guidance in organizing these events and could attend them to inform residents of existing City services and programs available to the community.

To inform community members of neighborhood issues and problems and upcoming community meetings and events, a community bulletin board or information kiosk should be installed at Great Oaks Park, Stipe and Edenvale Elementary School and along Roundtable Drive. An additional community information board or kiosk should be installed in the Edenvale Shopping Center as part of the redevelopment of this center. This Plan recommends that these community boards be installed, managed, and maintained by the Edenvale Roundtable Community Association and the Great Oaks Neighborhood Association in coordination with the Oak Grove School District, adjacent private property owners, and the Parks Division of the Department of Parks, Recreation and Neighborhood Services.

To inform residents of available public services and programs, the Edenvale/Great Oaks Neighborhood Coalition, with the

EDENVALE/GREAT OAKS NEIGHBORHOOD REVITALIZATION PLAN

assistance of PRNS, should develop a list of and phone numbers for available City and other public services. This list should be distributed to residents annually, on an ongoing basis, through the neighborhood association newsletters. Property owners could also provide this list to new tenants. ERCA and the Great Oaks Neighborhood Association could post it at the community bulletin boards. This list of services should not only include emergency services but should also include services available through the Departments of Parks, Recreation and Neighborhood Services, Housing, Streets and Traffic, Planning, Building and Code Enforcement, the San Jose Public Library, and, for recycling and garbage services, the Environmental Services Division. In addition, other public, private, or non-profit agencies that provide neighborhood services should be included, such as The Humane Society, the Boys and Girls Club of America, and the Valley Transportation Authority. Furthermore, available childcare providers in or in the vicinity of the Edenvale and Great Oaks neighborhoods should be included as well.



Segment of Snow Drive identified as having an on-going problem with speeding and in need of street trees and landscaping.

The effectiveness of the *Edenvale/Great Oaks Neighborhood Revitalization Plan* depends on the commitment of the City of San Jose, area residents, neighborhood associations, property owners, and neighborhood schools to act on the recommendations contained in this Plan, and to make the improvements described in those recommendations a reality. This Plan recognizes that it will require significant resources from both the City and the community to improve the physical and living conditions of the Edenvale and Great Oaks neighborhoods. This chapter will describe those resources and how they will be brought to bear on the problems facing the Edenvale/Great Oaks Neighborhood. The table at the end of this chapter summarizes this information and identifies

funding sources available to implement the improvement items.

The first part of this chapter will describe the overall implementation approach for this Plan and the general roles of the City, neighborhood residents, neighborhood associations, property owners, and the School District in the revitalization effort. The remainder of this chapter describes the detailed action plan for the implementation of specific recommendations. The action plan describes “how” and “when” the recommendations made in the previous chapter will be implemented and identifies “who” is primarily responsible for carrying out specific recommendations. Funding sources necessary to implement specific recommendations are also identified including the \$700,000 in one-time

EDENVALE/GREAT OAKS NEIGHBORHOOD REVITALIZATION PLAN

discretionary funding set aside by the City Council for the Edenvale/Great Oaks Neighborhood.

After the implementation approach section, the organization of the action plan parallels that of the improvement plan and divides the actions to be taken into four main headings: neighborhood condition and maintenance, neighborhood facilities and services, neighborhood safety, neighborhood land use and parking, neighborhood organization and participation. The final sections of this chapter will describe how the one-time discretionary funds will be used to help implement this Plan.

IMPLEMENTATION APPROACH

Considerable resources have already been expended by the City of San Jose and community members over the last 8 years through the efforts of Project Crackdown and the Concentrated Code Enforcement Program. Together these programs have improved the overall livability and conditions of the Edenvale neighborhood by helping to reduce crime and gang activity, reduce blight, enforce City Codes, and organize the community. The purpose of this Plan is to build on this progress and address the physical and other improvements necessary to revitalize and make a lasting, positive change in the overall condition of both the Edenvale and Great Oaks neighborhoods.

This Plan provides the framework for improving the quality of life in the Edenvale/Great Oaks Neighborhood Revitalization Area and describes the commitment of the City, area residents, and property owners to implement the recommendations of this Plan. In general, the City can contribute stepped up police and code enforcement resources (at least in the short term) and, in some cases, funding

for some of the proposed physical improvements. Residents, property owners, and neighborhood schools are expected to use their time and energy, as well as some of their own financial and other resources, to build on the City's efforts to improve their neighborhoods.

The Department of Parks, Recreation and Neighborhood Services (PRNS) will have the overall responsibility of assisting the community with the implementation of the *Edenvale/Great Oaks Neighborhood Revitalization Plan*. PRNS has been responsible for the Project Crackdown program and assisting the community with the implementation of this Plan constitutes a logical extension of those responsibilities. The Department of Planning, Building and Code Enforcement (PBCE) will provide support to PRNS by delivering Code Enforcement services, processing the permits necessary for some of the Plan's proposed improvements, interpreting the Plan, and providing other assistance as necessary. Successful implementation of this Plan also requires the concentrated effort of other City Departments listed in this action plan including Streets and Traffic, Police, Public Works, and Redevelopment.

In addition to City efforts, area residents, property owners, neighborhood associations and neighborhood schools must play a significant role in the implementation of this Plan if it is to succeed. The people who live, work, and own property in the Edenvale and Great Oaks neighborhoods must show a concern for, and willingness to work at, improving their neighborhoods if the Plan is to have any lasting, positive impact on their lives and living environment. Property owners need to be responsible for providing decent, safe, sanitary and well-maintained and attractive dwelling units, which will

require some of their time and resources. Stipe and Edenvale Elementary Schools must help with community efforts to beautify and maintain neighborhood streets, improve pedestrian safety, discourage gang and criminal activity, and increase community participation by all members of the diverse community. Residents need to help maintain their buildings, yards, and street fronts in good condition. All people who live, or work in the Edenvale/Great Oaks Neighborhood must take the responsibility to call the police and report crimes, and to call Code Enforcement to register complaints regarding Code violations.

The implementation of this Plan will require time. Although some of the actions proposed in this Plan can take place fairly quickly (short-term: 18 months or less), some actions will take a few years to occur (intermediate-term: 18 months to five years), and a few actions may ultimately take five or more years to complete (long-term). Other actions will require ongoing attention by the City and community members and will thus occur indefinitely. The timeframe for each action is identified below. Since this Plan may take some years to fully implement, PRNS staff should provide annual progress reports to the City Council for the next five years. In this way the City Council can evaluate how well City resources are being used to achieve the goals of the Plan and determine if the allocation of resources should change to ensure the success of the Plan.

The remaining portion of the action plan will focus on the specific improvements the Plan proposes to make in the Edenvale/Great

Oaks Neighborhood Revitalization Area and describes the following:

- The specific action to be taken or improvement to be made.
- The timeframe in which the improvement is expected to be made.
- The parties responsible for implementing the improvement.
- The steps to be taken to complete the action or create the improvement.

The primary parties responsible for the overall implementation of the Edenvale/Great Oaks Neighborhood Revitalization Plan are, for the City, the Department of Parks, Recreation and Neighborhood Services (PRNS), and, for the community, the Edenvale/Great Oaks Neighborhood Coalition – the successor organization of the Edenvale/Great Oaks Neighborhood Revitalization Plan Advisory Group. Both parties will be responsible for overseeing and monitoring the implementation of the individual actions described below. While PRNS and the Edenvale/Great Oaks Neighborhood Coalition will also, in many cases, be the primary party responsible for conducting some of these action items below, many actions items will be the primary responsibility of other identified City Departments, neighborhood groups and/or individuals.

Neighborhood Condition and Maintenance Actions

Property Maintenance and Improvement

1. Strong and proactive enforcement of City Codes

Timeframe: Ongoing.

Primary responsibility:

City Departments: Planning, Building, and Code Enforcement (Code Enforcement Division)

Community: Residents and property owners

Action: The Code Enforcement Division will continue strong and proactive enforcement of City Codes giving primary attention and action to those violations that contribute to visual blight or that jeopardize, or threaten to jeopardize, public health and safety. Property owners and residents must comply with City codes and should report violations when they occur. Code Enforcement staff will follow-up on all complaints and, at a minimum, acknowledge when a complaint has been received and inform the complaining party of the City's intended action.

2. Designate the Edenvale/Great Oaks Revitalization Area as a target area to receive priority for City rehabilitation loans and paint grants.

Timeframe: Short-term —

Primary responsibility:

City Departments: Housing; The Redevelopment Agency.

Action: To assist revitalization property owners with the maintenance and improvement of their residential properties, the Housing Department should consider designating the Edenvale/Great Oaks Revitalization Area a target area to receive priority for the paint grant and rehabilitation programs.

As part of the Edenvale/Great Oaks Strong Neighborhood Initiative program, the Redevelopment Agency could also consider establishing a property improvement grant or loan program to help facilitate property improvements. If Housing Department paint grants and rehabilitation loans were available, then redevelopment funding could supplement these programs.

3. Promote available City rehabilitation loan and paint grant programs to property owners.

Timeframe: Short-term

Primary responsibility:

City Departments: Housing

Community: The Edenvale Roundtable Community Association; the Great Oaks Neighborhood Association; the future Edenvale/Great Oaks Property Owners Association

Action: The Housing Department should consider promoting available City rehabilitation and paint grant programs, in part, by conducting seminars within the revitalization area to assist property owners with the completion and submittal of loan and grant applications. The Edenvale Roundtable Community Association, the Great Oaks Neighborhood Association and the future Edenvale/Great Oaks Property Owners Association should promote available loan and grant programs by informing property owners of their availability and working directly with owners of properties identified as in need of improvement. While addressing code compliance issues, Code should also inform property owners of available rehabilitation loan and grant programs where applicable.

4. Conduct courses on basic property maintenance.

Timeframe: Short-term and periodically as necessary – Initial seminars should be conducted by the end of Fiscal Year 2000 – 2001.

Primary responsibility:

City Departments: Planning, Building and Code Enforcement (Code Enforcement Division)

Community: Edenvale/Great Oaks Neighborhood Coalition; The future Edenvale/Great Oaks Property Owner Association; The Edenvale Roundtable Community Association; The Great Oaks Neighborhood Association

Action: The Edenvale/Great Oaks Neighborhood Coalition, in conjunction with the Code Enforcement Division and the future Edenvale/Great Oaks Property Owners Association, should facilitate courses on basic property maintenance. The Code Enforcement Division will help identify a suitable program or consultant to teach this course. This course will be offered to both homeowners and rental property owners and managers. The Edenvale Roundtable Community Association, Great Oaks Neighborhood Association and the future Edenvale/Great Oaks Property Owner Association will take the lead in informing and promoting the course to area property owners.

EDENVALE/GREAT OAKS NEIGHBORHOOD REVITALIZATION PLAN

5. Rehabilitate and maintain residential buildings in good condition to reduce blight

Timeframe: Short term to ongoing.

Primary responsibility:

Community: Individual Property Owners

Action: Property owners should maintain their properties in good condition and are welcome to apply for financial assistance with the City when necessary. Property owners are also encouraged to participate in the courses on basic property maintenance that will be offered by the neighborhood associations in conjunction with the Code Enforcement Division.

6. Establish an Edenvale/Great Oaks Property Owners Association.

Timeframe: Short-term

Primary responsibility:

City Departments: Planning, Building, Code Enforcement (Code Division); Parks, Recreation and Neighborhood Services

Community: Individual Rental Property Owners

Action: Code Enforcement and Parks, Recreation and Neighborhood Services should work with rental property owners to establish a property owners association and should assist property owners with applying for and obtaining grants to help pay for the formation of this association.

Property owners should actively participate in the formation and ongoing activities of a property owners association. Members of the association should also contact and encourage property owners who are not members to join.

7. Conduct tenant workshops

Timeframe: Short-term and periodically

Primary Responsibility:

City Departments: Planning, Building, Code Enforcement (Code Enforcement)

Action: The Code Enforcement Division will conduct workshops for tenants in both the Edenvale and Great Oaks Neighborhood to educate tenants on their rights and responsibilities as renters and how they can help in the routine upkeep of their units.

8. Improve the appearance of the streetscape by making front yard and building façade improvements

Timeframe: Short-term to ongoing

Primary Responsibility:

City Departments: Planning, Building, Code Enforcement (Planning Division); Housing; Redevelopment

Action: To enhance the appearance of their properties and the neighborhood streetscapes, property owners should implement the simple and effective building façade and front yard improvements described in the Appendix of this Plan. The costs associated with these improvements are primarily the responsibility of the individual property owners. The most effective way to

Community: Private property owners.

finance these improvements, however, would be a combination of private financing, City rehabilitation loans and paint grants. This combination of funding will make both private and public improvement resources go farther.

As part of the development of the Edenvale/Great Oaks Strong Neighborhood Initiative program, the Redevelopment Agency could investigate developing a low interest loan or grant program to fund the types of residential façade and front yard improvements discussed in the Appendix.

It should be noted that multi-family property owners may be required to obtain permits for front yard improvements and should consult with the Planning Division.

Visual Blight

9. Eliminate Graffiti

Timeframe: Ongoing

Primary Responsibility:

City Departments: Parks, Recreation and Neighborhood Services (Anti-Graffiti Program)

Community: Residents, and business and property owners

Action: Residents and Property Owners should remove graffiti from their properties in a timely manner. For assistance, residents and property owners are encouraged to contact Graffiti Abatement. The City's Anti-Graffiti Program will train residents and property owners how to remove graffiti, and will also provide supplies to assist with graffiti removal. Residents should also call Graffiti Abatement to have graffiti removed from public property or can assist by removing it themselves.

10. Discourage graffiti through use of anti-graffiti paint and landscaping.

Timeframe: Short to intermediate-term

Primary Responsibility:

City Departments: Redevelopment

Action: Property owners with an ongoing problem with graffiti are encouraged to investigate the use of anti-graffiti paint. The use of landscaping adjacent to walls to discourage graffiti is also encouraged. As part of the redevelopment of the Edenvale Shopping Center, the

EDENVALE/GREAT OAKS NEIGHBORHOOD REVITALIZATION PLAN

Agency

Community: Property owners.

Redevelopment agency could also explore the use of anti-graffiti paint, anti-graffiti window film and landscaping to discourage graffiti.

11. Discourage school children from participating in graffiti activity.

Timeframe: Short term to ongoing

Primary Responsibility:

City Departments: Parks, Recreation and Neighborhood Services

Other: Oak Grove School District (Stipe and Edenvale Elementary Schools)

Action: The Oak Grove School District should invite staff from the Department of Parks, Recreation, and Neighborhood Services to conduct presentations at Stipe and Edenvale Elementary Schools to discourage children from participating in graffiti activity. These presentations should be conducted annually on an ongoing basis.

12. Discourage theft of shopping carts

Timeframe: Short-term to ongoing

Primary Responsibility:

Other: Albertson's Market, Wal-Mart and other area retailers

Action: Retailers in the vicinity of the Revitalization area should implement measures to discourage the theft of shopping carts from their properties. Such measures could include the installation of an electronic barrier system that automatically locks the wheels of carts when they are taken from the property. Retailers are encouraged to investigate other theft prevention systems as they become available.

13. Consider offering personal shopping carts to neighborhood residents at below wholesale cost.

Timeframe: Short-term

Primary Responsibility:

Other: Albertson's Market, Wal-Mart and other area retailers

Action: To further discourage cart theft, area retailers, including Wal-Mart and Albertson's, should consider selling personal shopping carts at wholesale cost to residents of the surrounding neighborhoods.

14. Retrieve stolen shopping carts on a regular basis

Timeframe: Short-term to ongoing

Primary Responsibility:

Other: Albertson's Market, Wal-Mart and other area retailers

Action: To remove those shopping carts abandoned in the neighborhood, retailers should continue to retrieve carts on a regular basis and should respond promptly to residents' requests for removal of carts in specific locations. If the abandonment of shopping carts continues to be a significant problem, area retailers should increase the number of days a week that carts are retrieved. Those retailers that do not currently retain a cart retrieval service should consider hiring such a service.

15. Report shopping carts abandoned in the neighborhood

Timeframe: Ongoing

Primary Responsibility:

Community: Residents, property owners, and other community members

Action: Residents should contact store managers and inform them of the locations of stolen shopping carts.

16. Remove inoperable motor vehicles from the public right-of-way and from front yards.

Timeframe: Ongoing

Primary Responsibility:

City Departments: Planning, Building, and Code Enforcement (Code Enforcement Division – Vehicle Abatement)

Community: Residents and property owners

Action: Residents and property owners should remove inoperable vehicles from public streets and from front yards. Inoperable vehicles should only be stored in garages or in back or side yard areas not visible from the street. To remove abandoned or inoperable vehicles from the street or inoperable vehicles from front yards residents and property owners should call Vehicle Abatement in the Code Enforcement Division. Vehicle abatement will first issue a warning and then, if the warning goes unheeded, have the vehicle towed.

17. Remove large commercial vehicles parked and recreational vehicles stored on residential streets

Timeframe: Ongoing

Primary Responsibility:

City Departments: Planning, Building, and Code Enforcement (Code Enforcement Division – Vehicle Abatement); Police
Community: Residents and property owners

Action: The parking of large commercial vehicles (10,000 gross pound or more) on residential streets is prohibited as is the parking of recreational vehicles on residential streets for more than 72 hours. Residents should report large commercial vehicles parked on residential streets to the Police and recreational and or other vehicles parked on the street for an excess of 72 hours to Vehicle Abatement.

Infrastructure Maintenance and Improvement

18. Maintain main and lateral sewer lines in good condition

Timeframe: Ongoing

Primary responsibility:

City Departments: Streets and Traffic
Community: Property Owners

Action: If an unpleasant sewage related odor occurs in the vicinity of the Edenvale School or elsewhere in the neighborhood, the Department of Streets and Traffic should inspect the City's sewer mainlines and make repairs as necessary. If the odor is not determined to be a result of a broken or improperly functioning mainline, individual property owners should inspect the lateral lines on their property and make repairs as needed.

19. Repair or replace cracked or damaged sidewalks, curbs and gutters

Timeframe: Short-term to ongoing

Primary responsibility:

City Departments: Streets and Traffic; Redevelopment Agency
Community: Individual property owners

Action: Property owners should maintain and repair, as necessary, the sidewalk, curb and gutter adjacent to their property. To assist owner occupants of single family homes, the Department of Streets and Traffic administers a sidewalk repair grant program that will reimburse owner occupants for the entire repair of sidewalks. Homeowners with an adjacent sidewalk in need of repair are encouraged to apply for a grant at the earliest date possible.

As part of the Edenvale/Great Oaks Strong Neighborhood Initiative program, the

Redevelopment Agency could consider establishing a sidewalk grant program to supplement the Department of Streets and Traffic's existing program. This program could also pay for curb and gutter repairs, in addition to sidewalks, and could be made available to multi-family property owners as well.

20. Report damaged sidewalks, curbs and gutters that are a safety hazard.

Timeframe: Ongoing

Primary responsibility:

City Departments: Streets and Traffic

Community: Residents and property owners

Action: If residents and property owners identify segments of sidewalk, curb and gutter that are a safety hazard, they should contact the Department of Streets and Traffic. Streets and Traffic staff will investigate the identified sidewalk, curb and gutter segment within six to eight weeks. If it is determined that the condition of the sidewalk, curb and gutter is a threat to public safety, Streets and Traffic will notify the adjacent property owner and require that the property owner make the necessary repairs within 90 days of notification or be subject to a fine.

21. Replace dead, dying or missing street trees

Timeframe: Short-term

Primary responsibility:

City Departments: Streets and Traffic

Community: Edenvale Roundtable

Community Association; Great Oaks Neighborhood Association; Individual residents and property owners

Action: The Department of Streets and Traffic should remove dead and dying street trees and replace them with new trees. Replacement trees should be of a type to provide a canopy of shade over the street. ERCA and GONA should provide Streets and Traffic with a list, for their respective neighborhoods, of locations where street trees are dead or dying and need to be replaced. Adjacent residents and property owners should also adopt newly planted trees and water them regularly until they are firmly established. The Department of Streets and Traffic will notify property owners of the City's intention to plant street trees adjacent to their properties. Streets and Traffic will not plant new street trees in locations where the adjacent property owners are opposed.

Note: See Action Item 51 for a related project.

The Advisory Group allocated \$20,000 of its discretionary monies to fund this item. Replacement Trees can also be obtained through the Mayor's 2000 Trees in the Year 2000 program.

22. Reconsider installing and enforcing "no parking" signs to ensure that parked cars do not interfere with regularly scheduled street sweeping.

Timeframe: Short-term

Primary responsibility:

City Departments: Streets and Traffic
Community: Edenvale/Great Oaks Neighborhood Coalition; Great Oaks Neighborhood Association; Individual residents and property owners

Action: As requested by the community, the Department of Streets and Traffic has conducted a field investigation on Giusti Drive, Battle Dance Drive, Snow Drive between War Admiral and East Branham Lane, and East Branham Lane between War Admiral and Battle Dance Drive. Based on their investigations, Streets and Traffic has determined that enforced no parking was not warranted on these street segments.

If residents and property owners along the identified street segments still would like enforced no parking during street sweeping hours, the Edenvale/Great Oaks Neighborhood Coalition, together with the Great Oaks Neighborhood Association, should request that another warrant study be conducted at a later date and should provide evidence to Streets and Traffic that there is strong resident and property owner support for enforced street sweeping on this segment of Snow Drive. If there were strong support for enforced street sweeping, the Department of Streets and Traffic will consider making an exception in this case.

23. Repair and maintain neighborhood streets.

Timeframe: Portion of the Revitalization Area south of Giraudo Drive: Short-term and ongoing.

Portion of the Revitalization Area north of Giraudo Drive: Intermediate-term and ongoing.

Action: In the spring of 2000 the Department of Streets and Traffic will chip seal the portion of the revitalization area south of Giraudo Drive. The portion of the revitalization area north of Giraudo Drive, including Giraudo Drive, will be chip sealed in the year 2002. If community members identify any potholes they should report them to the Department

Primary responsibility:City Departments: Streets and TrafficCommunity: Residents, property owners and other community members

of Streets and Traffic; Streets and Traffic can typically repair potholes within 48 hours.

Traffic Congestion**24. Traffic Congestion at Elementary Schools****Timeframe:** Short-term**Primary responsibility:**City Departments: Streets and TrafficOther: Oak Grove School District (Stipe and Edenvale Schools)

Action: The Oak Grove School District will work with the Department of Streets and Traffic to explore the possibility of installing loading and unloading (green curb) areas on public streets adjacent to the main entrances to Stipe and Edenvale Elementary Schools. To minimize the impact of reduced on-street parking, parking in the loading and unloading zones should only be prohibited in the hours around which school begins and ends. The School District should also assign a faculty or staff member to direct traffic during the hours that children are dropped-off and picked-up.

Nuisance Activity**25. Reduce Loitering and Panhandling****Timeframe:** Short term to ongoing**Primary responsibility:**City Departments: PoliceCommunity: Property and business owners

Action: Property and business owners that experience loitering or trespassing problems should work with the Police Department to use the "no trespassing" enforcement mechanisms developed by the Police Department. To participate in the program, property owners should fill out a "Trespassing Enforcement Authorization Form." This form allows the Police to enter the property to remove trespassers. This information will be entered into a database to keep track of trespassing offenses, which will help the Police to keep track of multiple offenders. The Police will also inform homeless people of existing programs that can help get them off the street, particularly at night.

EDENVALE/GREAT OAKS NEIGHBORHOOD REVITALIZATION PLAN

26. Prevent pets from roaming the neighborhoods unattended.

Timeframe: Ongoing

Primary responsibility:

Community: Pet owners

Action: Residents should keep their dogs enclosed on their property and should walk their dogs on leashes. To discourage pets from roaming the neighborhood and to prevent the birth of unwanted pets, residents should also spay or neuter their animals.

27. Remove stray or unattended pets.

Timeframe: Ongoing

Primary responsibility:

Community: Residents and pet owners

Other: Animal Control at the Humane Society

Action: To remove stray or unattended dogs from the neighborhood, residents should call Animal Control at the Humane Society. To remove stray cats, residents are encouraged to catch them using a trap and deliver them to the Humane Society. Animal Control will also pick up trapped cats during regular business hours.

28. Purchase cat traps for use by neighborhood residents and property owners.

Timeframe: Short term

Primary responsibility:

Community: Edenvale Roundtable
Community Association; Great Oaks
Neighborhood Association

Action: Both the Edenvale Roundtable Community Association and the Great Oaks Neighborhood Association should consider purchasing traps to loan to their respective members to catch stray cats in the neighborhood.

29. Inform neighborhood residents of need to control and spay or neuter pets.

Timeframe: Short term to ongoing

Primary responsibility:

Community: Edenvale Roundtable
Community Association; Great Oaks
Neighborhood Association

Action: If roaming and stray pets continue to be a problem, the Edenvale Roundtable Community Association and the Great Oaks Neighborhood Association should distribute a flyer encouraging residents to control their pets, and informing them of services available for the removal and the spaying and neutering of pets.

Litter/Community Clean-ups

30. Remove illegal dumping

Timeframe: Ongoing

Action: To remove illegal dumping from the public right of way and from public property, neighborhood residents and property owners should contact the

Primary Responsibility:

City Departments: Street and Traffic

Community: Individual residents and property owners.

Department of Streets and Traffic. If residents spot individuals in the act of dumping they should, if possible, write down the license plate number and description of the offender's vehicle and contact the Police Department immediately.

31. Keep the sidewalk, park strip, and fence along Snow Drive adjacent to Stipe Elementary School well maintained and free of litter

Timeframe: Ongoing

Primary Responsibility:

Other: Oak Grove School District (Stipe Elementary School)

Action: The maintenance and upkeep of this sidewalk, park strip and the fence setback area is the responsibility of the Oak Grove School District. The School District should have their maintenance staff inspect and pick-up litter in this location on a routine basis. The school should also discuss this issue with its students to discourage them from littering. In addition, the School District should consider the installation of a trash receptacle adjacent to the sidewalk at the Snow Drive entrance to Stipe Elementary.

32. Establish ongoing regular community clean-up events.

Timeframe: Short term to ongoing

Primary Responsibility:

City Departments: Planning, Building, and Code Enforcement (Code Enforcement Division)

Community: Edenvale Roundtable Community Association; Great Oaks Neighborhood Association

Action: Community Clean-ups, consisting of the rental of large trash bins, will be conducted annually in both the Edenvale and Great Oaks neighborhood. These clean up events will be led in their respective neighborhoods by the Edenvale Roundtable Community Association and the Great Oaks Neighborhood Association. The Code Enforcement Division will provide both neighborhood associations with guidance in organizing and running successful clean-up events. The Edenvale/Great Oaks Neighborhood Revitalization Plan Advisory Group has set aside \$60,000 of its discretionary funds to fund ongoing community clean-ups. Sixty thousand dollars is projected to fund an annual community clean-up event in each neighborhood for three years. To pay for additional community clean-up events the Edenvale Roundtable Community Association and the Great

Oaks Neighborhood Association should seek out and apply for grants or funding available from the City or other sources.

33. Improve garbage management at multi-family properties.

Timeframe: Short term to ongoing

Primary Responsibility:

Community: Individual multi-family property owners and tenants

Action: To address the problem with trash bins emitting odors and attracting flies, trash bin lids should be kept closed at all times. Property owners or managers should distribute notices to remind tenants to keep bin lids closed. If a particular property is having a problem with overflowing garbage on a relatively frequent basis, the owner of that property should increase the number of days that the garbage is picked up at that property.

34. Construct trash enclosures at multi-family properties and store trash bins in these enclosures.

Timeframe: Intermediate term

Primary Responsibility:

Community: Individual multi-family property owners

Action: To mitigate the unsightliness of trash containers and to discourage illegal dumping, owners of multi-family dwellings should construct and store garbage bins in trash enclosures. For recommendations on the placement and design of trash enclosures, property owners should consult the Appendix of this plan and should consult staff in the Planning Division. The construction of a trash enclosure on multi-family properties requires approval from the Planning Division.

Neighborhood Facilities and Services

Great Oaks Park

35. Replace existing play equipment with new equipment at Great Oaks Park

Timeframe: Intermediate-term – New equipment should be installed by the end of fiscal year 2004-2005

Action: The Department of Parks, Recreation and Neighborhood Services (PRNS) should include the replacement of existing playground equipment at Great Oaks Park in its current five year capital parks improvement budget for Council District 2. PRNS should consult with

Primary responsibility:

City Departments: Parks, Recreation and Neighborhood Services

neighborhood residents and neighborhood associations in the vicinity of Great Oaks Park to ensure that the new play equipment is of a design and type that meets the needs of the surrounding community.

36. Install a public restroom at Great Oaks Park

Timeframe: Intermediate-term – The bathroom facility should be installed by the end of fiscal year 2004-2005.

Primary responsibility:

City Departments: Parks, Recreation and Neighborhood Services

Action: The Department of Parks, Recreation and Neighborhood Services should consider including the installation of a public restroom at Great Oaks Park in its current five year capital parks improvement budget for Council District 2. To reduce the cost of installation, the new bathroom could be a portable facility of the type currently being installed in parks elsewhere in the City. PRNS should consult with surrounding residents and property owners in determining an appropriate site for the facility.

37. Install new light standards on the northern pathway within Great Oaks Park

Timeframe: Intermediate-term

Primary responsibility:

City Departments: Parks, Recreation and Neighborhood Services

Action: The Edenvale/Great Oaks Neighborhood Revitalization Plan Advisory Group allocated \$48,000 of its one-time discretionary monies to fund the installation of new park light standards at Great Oaks Park. New lighting at the park should be bright enough to allow pedestrians to see other individuals on and adjacent to the pathway but not bright enough to encourage night use of the park.

38. Improve lighting along perimeter of Great Oaks Park

Timeframe: Intermediate-term

Primary responsibility:

City Departments: Public Works

Action: Public works should investigate how to improve street lighting along the perimeter of Great Oaks Park along Snow and Giusti Drives either through the installation of higher wattage bulbs on existing light standards or the installation of additional light standards. The Edenvale/Great Oaks Neighborhood Revitalization Plan Advisory Group allocated \$70,000 for street lighting improvements throughout the revitalization area. The Edenvale/Great Oaks Neighborhood Coalition could

EDENVALE/GREAT OAKS NEIGHBORHOOD REVITALIZATION PLAN

decide to allocate a portion of this money to contribute toward street light improvements adjacent to Great Oaks Park.

39. Discourage littering at Great Oaks Park

Timeframe: Short-term

Primary responsibility:

City Departments: Parks, Recreation and Neighborhood Services

Action: PRNS should investigate whether there are a sufficient number of trash receptacles located in those areas with a continuing litter problem.

Public Transit

40. Improve public transit service in the Edenvale/Great Oaks neighborhood by extending an existing route into the area.

Timeframe: Short-term

Primary responsibility:

Other: Valley Transportation Authority

Action: In April of 2000, VTA bus route 72 will be extended south from its present terminus at Monterey Highway and Senter Road. As part of this extension, every alternate 72 bus will be routed into the revitalization area via East Branham Lane and Roeder Road.

In locating bus stops along the new route, the VTA will work with the Department of Streets and Traffic to identify locations that have the least impact to surrounding residents.

Library Services

41. Construct a library within or within reasonable walking distance of the Edenvale/Great Oaks Neighborhood Revitalization Area.

Timeframe: Intermediate or long-term

Primary responsibility:

City Departments: San Jose Public Library

Action: The San Jose Public Library should explore the possibility of locating the proposed new library within the Edenvale/Great Oaks Revitalization Area or at a location that is within reasonable walking distance for most residents of the area. Potential sites that should be explored are the City owned vacant parcels on the east side of the intersection of Monterey Highway and East Branham Lane.

42. Publicize bookmobile visits.

Timeframe: Short term to ongoing

Primary responsibility:

City Departments: San Jose Public Library
Community: Edenvale Roundtable
Community Association; Great Oaks
Neighborhood Association; Other: Oak
Grove School District (Carolyn Davis
Intermediate School and Stipe and
Edenvale Elementary Schools); The Boys
and Girls Club of America.

Action: The San Jose Public Library should inform the Edenvale Roundtable Community Association (ERCA) the Great Oaks Neighborhood Association (GONA), the Boys and Girls Club, and Caroline Davis, Stipe and Edenvale Schools of the locations, dates and times of all Bookmobile visits in the revitalization area. ERCA and GONA should include this information in their neighborhood newsletters and should post it on the community information bulletin boards. The Boys and Girls Club, and Caroline Davis, Stipe and Edenvale Schools should inform children and parents of all Bookmobile visits, especially those scheduled visits that are not at neighborhood schools but are still within the Edenvale and Great Oaks neighborhoods.

43. Improve accessibility of the Eden Palms Bookmobile stop

Timeframe: Short term

Primary responsibility:

City Departments: San Jose Public Library
Other: Eden Palms

Action: The San Jose Public Library should work with the management at Eden Palms family housing to improve the accessibility of the Eden Palms Bookmobile stop to children and residents from the surrounding neighborhoods. Either the perimeter gates at Eden Palms should be left open and unlocked during the hours of the book mobile visit or the Bookmobile stop should be moved onto a public street, such as Bendorf Drive, where it is accessible to children from outside Eden Palms.

*Child Day Care***44. Identify and pursue the establishment of additional childcare programs and providers.**

Timeframe: Intermediate-term

Action: The Department of Parks, Recreation and Neighborhood Services (PRNS) should take the lead in working with residents and schools to identify and pursue appropriate child care programs and providers for the Edenvale and Great

EDENVALE/GREAT OAKS NEIGHBORHOOD REVITALIZATION PLAN

Primary responsibility:

City Departments: Parks, Recreation and Neighborhood Services; Redevelopment Agency

Oaks neighborhoods. PRNS should work with the Redevelopment agency to explore the possibility of incorporating childcare for infants, toddlers, and preschool-age children into the redevelopment of the Edenvale Shopping Center. If the redevelopment of the Edenvale Shopping Center includes family housing, childcare could be integrated into the development.

45. Explore the establishment of a Smart Start Center

Timeframe: Intermediate-term

Primary responsibility:

City Departments: Parks, Recreation and Neighborhood Services

Action: Parks, Recreation and Neighborhood Services should explore the development of a Smart Start Center in the Edenvale/Great Oaks Neighborhood Revitalization area.

46. Establish child day care at Stipe Elementary School.

Timeframe: Intermediate-term

Primary responsibility:

Other: Oak Grove School District (Stipe Elementary School)

Action: To expand child care services in the Great Oaks neighborhood Stipe Elementary should consider working with a not-for-profit child care provider to establish a preschool childcare program at the school. The Edenvale School currently has two privately run Headstart programs, but enrollment in these programs is limited to children from very low income families. A childcare program at Stipe Elementary should be available to children from families of all income levels and preference should be given to families who reside in the Edenvale and Great Oaks neighborhoods.

47. Develop private home daycare programs within the Edenvale and Great Oaks neighborhood.

Timeframe: Short to intermediate-term

Primary responsibility:

City Departments: Parks, Recreation and Neighborhood Services

Community: Individual residents

Action: To help meet the need for daycare in the Revitalization Area individual residents should be encouraged to establish day care programs within their homes. The Family Care Small Business Assistance Program offered by Parks, Recreation and Neighborhood Services can provide training on how to run a high quality home child care business and can assist individuals with obtaining licensing.

Neighborhood Safety

Crime and Gang Activity

48. Reduce Criminal Activity and Vandalism

Timeframe: Short-term to ongoing

Primary responsibility:

City Departments: Police

Community: Edenvale Roundtable Community Association; Great Oaks Neighborhood Association; individual residents, and business and property owners.

Other: Oak Grove School District (Carolyn Davis, Stipe and Edenvale Schools)

Action: Community members, neighborhood organizations, the School District, and the Police Department will continue to work together to identify the locations and types of criminal activity occurring in the area, and to develop strategies to reduce the level of crime. The Police Department will strengthen its existing relationship with the community by attending community and neighborhood association meetings and by developing ongoing working relationships with the Edenvale Roundtable Community Association, the Great Oaks Neighborhood Association, neighborhood schools, and business owners to address specific needs and issues.

49. Establish Neighborhood Watch Programs throughout the Edenvale and Great Oaks Neighborhoods

Timeframe: Short-term

Primary responsibility:

City Departments: Police (Community Services Division); Parks, Recreation and Neighborhood Services

Action: The Edenvale Roundtable Community Association and the Great Oaks Neighborhood Association should work with the Crime Prevention Unit of the Police Department and Parks, Recreation and Neighborhood Services (PRNS) to establish and maintain neighborhood watch programs on a block by block basis throughout the revitalization area. Residents in both the

EDENVALE/GREAT OAKS NEIGHBORHOOD REVITALIZATION PLAN

Community: Edenvale Roundtable
Community Association; Great Oaks
Neighborhood Association; Edenvale and
Great Oaks residents

Edenvale and Great Oaks neighborhoods
should participate in the Neighborhood
Watch Program.

50. Confront and dispel gang activity when it occurs.

Timeframe: Ongoing

Primary responsibility:

City Departments: Police (Gang
Prevention); Parks, Recreation and
Neighborhood Services

Community: Individual parents

Other: Oak Grove School District

Action: When parents, school faculty, or
residents become aware of gang activity in
the area they should contact the Gang
Prevention section of the Police
Department's Violent Crime Unit. Youth
Intervention Services should also be
contacted. Youth Intervention Services,
such as the Right Connection, can provide
gang mediation services, assist young
people who want to disassociate
themselves from a gang and can conduct
school presentations designed to
discourage young people from joining
gangs or participating in gang activity.

51. Promote existing after school recreational activities and educational opportunities for area youth to discourage crime and gang activity.

Timeframe: Short-term to ongoing

Primary responsibility:

City Departments: Parks, Recreation and
Neighborhood Services

Community: Edenvale Roundtable

Community Association; Great Oaks
Neighborhood Association; individual
parents

Other: Oak Grove School District

(Carolyn Davis, Stipe and Edenvale
School); Boys and Girls Club of America

Action: There are a relatively large
number of after school activities currently
available to neighborhood children at the
Boys and Girls Club of America, Stipe
Elementary School and the new Edenvale
Family Center at Edenvale Elementary
School. These programs should continue
to be promoted to parents and children
through neighborhood schools.
Neighborhood association newsletters
should also inform parents of available
after school programs.

52. Provide neighborhood youth with opportunities to participate in community efforts, activities, and events.

Timeframe: Short-term to ongoing

Primary responsibility:

Community: Edenvale Roundtable
Community Association; Great Oaks
Neighborhood Association

Action: The Edenvale Roundtable Community Association and Great Oaks Neighborhood Association should provide neighborhood children with opportunities for enrichment by providing them with opportunities to create and participate in community efforts, activities, and events. The neighborhood associations could coordinate with the Boys and Girls Club and neighborhood schools to develop and promote such a program.

Traffic and Pedestrian Safety

53. Reduce speeding problems in the Edenvale/Great Oaks area through more intensive enforcement of current speed limits, including through use of the NASCOP program.

Timeframe: Short term to ongoing

Primary responsibility:

City Departments: Police; Streets and
Traffic

Action: The Traffic Enforcement Unit of the Police Department should continue to focus its enforcement efforts on Roeder Road, Grey Ghost Avenue, Whirlaway Avenue, Azucar Avenue and Snow Drive. The Neighborhood Automated Speed Compliance Program (NASCOP) was recently instituted on Azucar Avenue between Roeder Road and Carryback Avenue to address the relatively high volume of speeding on this street. The NASCOP program should also be instituted on Snow Drive between Savstrom Way and Giusti Drive. The NASCOP program should continue to be regularly instituted on both Snow Drive and Azucar Avenue until speeding is no longer determined to be a significant problem.

EDENVALE/GREAT OAKS NEIGHBORHOOD REVITALIZATION PLAN

54. Plant street trees on Azucar Avenue and Snow Drive as a traffic calming measure and to help beautify these street segments.

Timeframe: Short-term

Primary responsibility:

City Departments: Streets and Traffic; Parks, Recreation and Neighborhood Services

Community: Edenvale Roundtable Community Association; Great Oaks Neighborhood Association; residents and property owners along Azucar Avenue and Snow Drive

Action: The Edenvale/Great Oaks Neighborhood Revitalization Plan Advisory Group allocated \$25,000 of its one-time discretionary funds to pay for this item. The Edenvale Roundtable Community Association and the Great Oaks Neighborhood Association, with the assistance and guidance of Streets and Traffic and Parks, Recreation, and Neighborhood Services should physically undertake the planting of street trees on Azucar Avenue and Snow Drive. Adjacent residents and property owners should adopt and care for newly planted street trees until they become firmly established.

55. Install signs to discourage speeding on Roeder Road, East Branham Lane, Discovery Avenue, Snow Drive, and Azucar Avenue.

Timeframe: Short-term

Primary responsibility:

City Departments: Streets and Traffic

Action: Street signs alerting motorists to slow down should be installed on those streets identified with a speeding problem. Streets and Traffic should consult with the neighborhood associations in selecting appropriate street signs. Signs should also be installed on Snow Drive and Azucar Avenue informing motorists that these streets are NASCOP speed enforcement zones.

56. Install private signs in the front yards of residential properties to discourage speeding.

Timeframe: Short-term

Primary responsibility:

Community: Edenvale Roundtable Community Association; Great Oaks Neighborhood Association; individual residents and property owners.

Action: If speeding continues to be a significant problem, the Edenvale Roundtable Community Association and the Great Oaks Neighborhood Association should consider developing and printing temporary signs to discourage motorists from speeding. These signs could then be distributed to residents and property owners who could place them on their front lawns or adjacent park strips.

57. Install 4-way stop signs at the intersections of Roeder Road and Azucar Avenue, Whirlaway and Discovery Avenues, Grey Ghost and Discovery Avenues, and Carryback and Azucar.

Timeframe: Short-term

Primary responsibility:

City Departments: Streets and Traffic

Community: Edenvale/Great Oaks

Neighborhood Coalition; Edenvale

Roundtable Community Association;

Edenvale neighborhood residents

Action: Based on the findings of warrant studies conducted by Streets and Traffic, none of the named intersections qualify for the installation of four-way stop signs. Residents may appeal the “not warranted findings” to the Traffic Appeals Commission which could override the findings and require the installation of stop signs.

58. Conduct four-way stop sign warrant studies at the intersections of Snow and Ella Drive, and Snow and War Admiral Drive.

Timeframe: Short-term

Primary responsibility:

City Departments: Streets and Traffic

Action: The Department of Streets and Traffic should conduct a warrant study for four-way stop signs at the intersections of Snow and Ella Drive, and Snow and War Admiral Drive. If four-way stop signs are warranted at both intersections, Streets and Traffic should consult with the Great Oaks Neighborhood Association and neighborhood residents to determine at which of the two intersections a four-way stop should be installed. Again, if Streets and Traffic determines that a four-way stop is not warranted at either intersection, residents could appeal their determination to the Traffic Appeals Commission.

59. Improve line of site at neighborhood intersections without four way stop signs.

Timeframe: Short-term

Primary responsibility:

City Departments: Streets and Traffic

Action: The Department of Street and Traffic should improve the line of sight at neighborhood intersections without four way stop signs by trimming bushes and street trees where needed and by installing red curb “no parking” zones adjacent to intersections where necessary.

EDENVALE/GREAT OAKS NEIGHBORHOOD REVITALIZATION PLAN

60. Replace faded and damaged stop signs at neighborhood intersections.

Timeframe: Short-term

Primary responsibility:

City Departments: Streets and Traffic

Action: To improve and maintain traffic and pedestrian safety at neighborhood intersection, Streets and Traffic should survey the neighborhood to identify faded and damaged stop signs and then replace signs as necessary. Residents can also and should contact Streets and Traffic with the locations of stop signs in need of replacement.

Action: This portion of Monterey Highway is under the jurisdiction of the California Department of Transportation (Caltrans). The City will need to obtain permission from and reach a maintenance agreement with the State to install fencing and landscaping in the median of this portion of Monterey Highway.

61. Install fencing and landscaping in the median of Monterey Highway, across from the southbound bus stop, to discourage pedestrians from jaywalking.

Timeframe: Intermediate-term

Primary Responsibility:

City Departments: The Redevelopment Agency; Public Works; Streets and Traffic

Other: California Department of Transportation

The Redevelopment Agency should fund and coordinate with Caltrans, Streets and Traffic and Public Works the installation of the median fence and landscaping as part of the Redevelopment of the Edenvale Shopping Mall. Fencing should not be built of chain-link. Tubular steel or other durable, low maintenance materials would be appropriate for fencing.

62. Establish adult crossing guards at the intersections of Snow Drive and Savstrom Way, East Branham Lane and War Admiral Avenue, and Roeder Road and Azucar Avenue to improve the safety of children walking to school.

Timeframe: Short-term

Primary Responsibility:

City Departments: Streets and Traffic

Other: The Oak Grove School District (Stipe Elementary School).

Action: Stipe Elementary School should request that the Department of Streets and Traffic conduct a study to determine if an adult crossing guard is warranted at the intersections of Snow Drive and Savstrom Way and East Branham Lane and War Admiral Avenue. It should be noted that both of these intersections are on Stipe Elementary School's designated safe routes to school.

Streets and Traffic has already conducted a warrant study for the intersection of Roeder Road and Azucar Avenue and determined that this intersection was warranted for an adult crossing guard. An adult crossing guard was assigned to this

intersection in January 2000

63. Conduct bicycle and pedestrian safety classes for school children at Stipe and Edenvale Elementary Schools.

Timeframe: Short-term to ongoing

Primary Responsibility:

City Departments: Police

Other: The Oak Grove School District.

Action: The Police Department's School Safety Unit will conduct pedestrian and bicycle safety classes at Stipe and Edenvale Elementary School. Classes should be conducted annually and on an ongoing basis to ensure that the class is taught to new students and to remind existing students of the importance of pedestrian and bicycle safety.

Lighting

64. Improve Street Lighting at identified locations.

Timeframe: Short to intermediate-term.

Primary Responsibility:

City Departments: Public Works

Action: A Community Development Block Grant (CDBG) is presently funding a number of street lighting improvements in the Edenvale neighborhood including the installation of 21 new streetlights. These improvements should be completed by the spring of the year 2000. Community residents and Parks, Recreation and Neighborhood Services staff identified a number of locations, primarily in the Edenvale neighborhood, where additional lighting improvements are needed (for identified locations refer to the Lighting Section of the Improvement Plan). The Department of Public Works should investigate how street lighting can be improved at these identified locations.

To pay for additional required lighting improvements not covered by the present CDBG grant, the Edenvale/Great Oaks Neighborhood Advisory Group has set aside \$70,000 of its one-time discretionary monies. If necessary, additional funding for street light improvements could perhaps be obtained through a Community Development Block Grant or through the Strong Neighborhood Initiative program if it is established in the area.

65. Conduct structural tree trimming of all street trees in the Edenvale/Great Oaks Neighborhood Revitalization Area to improve street lighting and maintain the health of the trees.

Timeframe: Short-term (South of Giraudo Drive), Intermediate-term (North of Giraudo Drive)

Primary Responsibility:

City Departments: Streets and Traffic

Action: The Department of Streets and Traffic will arrange for the structural trimming of neighborhood street trees at the same time as the planned chip sealing of streets within the revitalization area. The chip sealing and tree trimming will occur in two phases. The first phase will occur in the Spring of 2000 and will consist of the revitalization area south of Giraudo Drive. The second phase will occur in the year 2002 and will consist of the revitalization area north of Giraudo Drive. The Edenvale/Great Oaks Advisory Group set aside \$25,000 to pay for the additional cost of structurally trimming when the planned chip sealing of neighborhood streets occurs.

Neighborhood Land Use and Parking

Land Use

66. Redevelop and revitalize the Edenvale Shopping Center

Timeframe: Intermediate-term

Primary responsibility:

City Departments: Redevelopment Agency

Action: The Redevelopment Agency will collaborate with the residents of the surrounding neighborhoods to develop a redevelopment plan for the Edenvale Shopping Center. The Redevelopment Agency should explore the feasibility of redeveloping a significant portion of the site with relatively high density housing preferably with some ground floor retail uses.

The Redevelopment Agency should work with PRNS to explore the possibility of incorporating a childcare center into the redevelopment of the Edenvale Shopping Center. Should a portion of the shopping center be redeveloped with housing, the childcare center could be incorporated within the residential development.

67. Ensure that new development within or adjacent to the revitalization area is compatible with the surrounding neighborhoods.

Timeframe: Ongoing

Primary responsibility:

City Departments: Planning, Building, and Code Enforcement (Planning Division)

Action: The Planning Divisions will ensure that any new private or public development in or adjacent to the Edenvale/Great Oaks Neighborhood Revitalization Area is of a type, design, and scale that is compatible with the surrounding neighborhoods.

Parking

68. Remove inoperable and abandoned motor vehicles from public streets

Timeframe: Ongoing

Primary responsibility:

City Departments: Planning, Building, and Code Enforcement (Code Division – Vehicle Abatement)

Community: Individual residents and property owners

Action: To increase the supply of available on-street parking spaces and to improve the appearance of neighborhood streets residents should not store inoperable vehicles in the public right-of-way. If a vehicle remains in the same parking space for more than 72 hours, residents are encouraged to call Vehicle Abatement in the Code Enforcement Division. Vehicle Abatement will first issue a warning and then, if the warning goes unheeded, will have the vehicle towed.

69. Investigate redesigning parking areas of multi-family properties to add additional off-street parking areas.

Timeframe: Short-term

Primary responsibility:

City Departments: Planning, Building, and Code Enforcement (Planning Division)

Community: Multi-family property owners

Action: Multi-family property owners should investigate whether redesigning parking areas could provide additional off-street parking spaces for their tenants. Property owners are encouraged to contact the Planning Division for guidance and assistance.

EDENVALE/GREAT OAKS NEIGHBORHOOD REVITALIZATION PLAN

70. Remove portions of front yard paving not used as driveways and install landscaping.

Timeframe: Short-term to Intermediate term

Primary responsibility:

City Departments: Planning, Building, and Code Enforcement (Code Enforcement Division)

Community: Property owners

Action: Property owners are encouraged to remove portions of front yard paving not necessary as driveways and to install landscaping as means to improve the appearance of the neighborhood. New front yard landscaping may need to consist of plant and landscaping materials that will discourage tenants from parking in front yard landscaping areas.

The Code Enforcement Division should investigate the permit history of those properties with paving in most or all of the front setback area.

Neighborhood Organization and Participation

New Neighborhood Organizations

71. Support the new Great Oaks Neighborhood Association

Time-frame: Short-term

Primary responsibility:

City Departments: Parks, Recreation and Neighborhood Services

Action: The Department of Parks, Recreation and Neighborhood Services should continue to support the new Great Oaks Neighborhood Association with its formation and with outreach activities.

72. Establish a new Neighborhood Coalition to Oversee Implementation of the Neighborhood Revitalization Plan

Time-frame: Short-term

Primary responsibility:

City Departments: Parks, Recreation and Neighborhood Services

Community: Edenvale Roundtable Community Association; Great Oaks Neighborhood Association; El Comite Hispano; Stipe and Edenvale Elementary Schools; Christ the King Church; property owners and residents.

Action: Members of or representatives from the Edenvale Roundtable Community Association, the Great Oaks Neighborhood Association, El Comite Hispano, Stipe and Edenvale Elementary Schools, and Christ the King Church should form the Edenvale/Great Oaks Neighborhood Coalition to oversee implementation of the revitalization plan. One of the primary functions of the Coalition will be to oversee the expenditure of the \$700,000 in one-time discretionary funds.

The Edenvale/Great Oaks Neighborhood

Revitalization Plan Advisory Group set aside \$50,000 of its one-time discretionary funds to pay for community outreach activities and general operating expenses of the Coalition. The Edenvale/Great Oaks Neighborhood Coalition should consider allocating an additional \$50,000 from the reserve discretionary funds to hire a full or part-time staff person for one to two years.

Neighborhood Association Community Centers

73. Develop a community center for the Great Oaks Neighborhood Association

Time-frame: Intermediate Term.

Primary responsibility:

City Departments: Parks, Recreation and Neighborhood Services

Community: Edenvale/Great Oaks Neighborhood Coalition; Great Oaks Neighborhood Association

Other: Oak Grove School District (Stipe Elementary School)

Action: A new community center for the Great Oaks Neighborhood Association and for other neighborhood organizations should be constructed within the Great Oaks neighborhood. Both Great Oaks Park and Stipe Elementary School should be explored as sites for this center. The site that is most feasible and best serves the Great Oaks neighborhood should be chosen as the location for the new center. The Edenvale/Great Oaks Neighborhood Revitalization Plan Advisory Group set aside \$200,000 for the purchase and installation of this portable facility.

74. Replace the existing Edenvale Roundtable Community Association Center with a new portable facility.

Time-frame: Short-term

Primary responsibility:

City Departments: Parks, Recreation and Neighborhood Services

Community: Edenvale/Great Oaks Neighborhood Coalition; Edenvale Roundtable Community Association

Action: The Edenvale/Great Oaks Neighborhood Revitalization Plan Advisory Group set aside \$80,000 of its one-time discretionary funds to pay for a new portable community center at the Edenvale Elementary School. The Department of Parks, Recreation and Neighborhood Services can provide the Edenvale Roundtable Community Association with guidance in the purchase and installation of this community center. To lower the cost, the new portable facility could be installed on the foundation of the existing portable structure. If the cost of the new portable

EDENVALE/GREAT OAKS NEIGHBORHOOD REVITALIZATION PLAN

exceeds \$80,000, the Edenvale/Great Oaks Neighborhood Coalition could decide to fund the difference with a portion of its reserve discretionary funds.

Neighborhood Participation and Sense of Community

75. Increase community outreach to encourage greater participation by underrepresented groups in the effort to improve the neighborhoods in the revitalization area.

Time-frame: Short-term to ongoing

Primary responsibility:

City Departments: Parks, Recreation and Neighborhood Services
Community: Edenvale/Great Oaks Neighborhood Coalition; Edenvale Roundtable Community Association; Great Oaks Neighborhood Association

Action: The Edenvale Roundtable Community Association (ERCA) should continue with its ongoing efforts to increase community participation. For assistance in developing effective outreach strategies, the Great Oaks Neighborhood Association should consult with ERCA. Like ERCA, the Great Oaks Neighborhood Association (GONA) should consider publishing a multi-lingual newsletter on a regular basis and should hold community events on an annual or seasonal basis.

As an additional strategy to reach out to non-English speaking households, both GONA and ERCA should consider coordinating with the Oak Grove School District to distribute information and newsletters through school children.

76. Install a community information bulletin board at Great Oaks Park, Stipe and Edenvale Elementary Schools, along Roundtable Drive, and at the Edenvale Shopping Center.

Time-frame: Short-term and Intermediate-term (for bulletin board at Edenvale Shopping Center)

Primary responsibility:

City Departments: Parks, Recreation and Neighborhood Services; The Redevelopment Agency
Community: Edenvale Roundtable

Action: The Edenvale/Great Oaks Neighborhood Revitalization Plan Advisory Group set aside \$3,200 to pay for the installation of community bulletin boards at the identified locations. The community bulletin boards should be installed, managed, and maintained by the Edenvale Roundtable Association, and the Great Oaks Neighborhood Association in coordination with the Oak Grove School District, adjacent property owners, and the Department of Parks Recreation and Neighborhood Services (PRNS).

The redevelopment of the Edenvale Shopping Center should include the

Community Association; Great Oaks
Neighborhood Association

installation of a community information
bulletin board. The Redevelopment
Agency should work with the Edenvale
Roundtable Community Association to
develop a design and a location for this
bulletin board.

**77. Develop and distribute a list of
services and programs available to the
residents of the Edenvale/Great Oaks
Neighborhood Revitalization Area.**

Time-frame: Short-term

Primary responsibility:

City Departments: Parks, Recreation and
Neighborhood Services;

Community: Edenvale/Great Oaks
Neighborhood Coal; Edenvale Roundtable
Community Association; Great Oaks
Neighborhood Association; rental
property owners and managers

Action: To inform residents of available
public services and programs, the
Edenvale/Great Oaks Neighborhood
Coalition, with the assistance of PRNS,
should develop a list of and phone
numbers for available City and other
public services. This list should be
distributed to residents annually and on an
ongoing basis, through neighborhood
association newsletters. Property owners
and managers should also provide this list
to new tenants.

EDENVALE/GREAT OAKS NEIGHBORHOOD REVITALIZATION PLAN

USE OF ONE-TIME DISCRETIONARY REVITALIZATION FUNDS

The City Council set aside \$700,000 in one-time discretionary funds for the revitalization of the Edenvale/Great Oaks Neighborhood area. These funds were intended to “jump start” the physical revitalization of the area, create an incentive for private property improvements, strengthen existing neighborhood associations, and assist with the formation of new neighborhood coalitions and associations to advocate for the needs and overall improvement of the area. The Edenvale/Great Oaks Neighborhood Advisory Group spent several months

identifying and prioritizing how this funding should be used to improve the neighborhood. The table below lists the improvement projects and amount of discretionary funding for those projects allocated by the Advisory Group.

The Department of Parks, Recreation and Neighborhood Services (PRNS) will assist the Edenvale/Great Oaks Neighborhood Coalition with the administration and distribution of these discretionary funds. To expedite the distribution of these funds towards the identified action items, the Edenvale/Great Oaks Neighborhood Coalition should consider hiring a not-for-profit agency to act as a fiscal agent.

TABLE 1: Allocation of One-Time Discretionary Funds

No.	Item	<i>Amount</i>
1	Community information bulletin boards	\$3,200
2	Course on Basic Property Maintenance	\$600
3	Replacement of existing ERCA portable community center	\$80,000
4	Purchase and installation of a portable community center for the Great Oaks Neighborhood Association	\$200,000
5	Structural tree trimming of street trees	\$25,000
6	Community clean-up events	\$60,000
7	Street tree planting on Azucar Avenue and Snow Drive	\$25,000
8	Lighting improvements at Great Oaks Park	\$48,000
9	Improve street lighting	\$70,000
10	Edenvale/Great Oaks Neighborhood Revitalization Plan implementation funding – (Community outreach and Miscellaneous Coalition expenses)	\$50,000
11	Replacement of Dead or Dying Street Trees	\$20,000
12	Reserve	\$118,200
Total		\$700,000

TABLE 2: Action Plan Summary

Item	Action	Responsibility	Funding (1)	Timeframe (2)
NEIGHBORHOOD CONDITION AND MAINTENANCE				
Property Maintenance and Improvement				
1. Code Enforcement	Continued proactive enforcement of City Codes, giving particular attention and action to those violations that contribute to visual blight or that jeopardize or threaten to jeopardize, public health and safety. Community members should report code violations when they occur.	PBCE (Code Enforcement) Individual residents and property owners	City budget	Ongoing
2. Priority for housing rehabilitation loans and paint grants	Consider designating the Edenvale/Great Oaks Revitalization Area a target area to receive priority for available paint grant and rehabilitation programs.	Housing; Redevelopment Agency	City budget Redevelopment Agency Strong Neighborhood Initiative funds could supplement the existing Housing Department programs.	Short-term
3. Promote and encourage the use of available City paint grant and rehabilitation programs	Consider conducting housing rehabilitation application seminars to help property owners to complete and submit applications for housing rehabilitation loans and grants. Neighborhood associations should assist with informing property owners of the availability of these programs	Housing ERCA; GONA; the future Edenvale/Great Oaks Property Owners Association	City budget	Short-term

Item	Action	Responsibility	Funding (1)	Timeframe (2)
4. Basic property maintenance courses	The Code Enforcement Division will locate and hire a consultant to teach courses on basic property maintenance to property owners. Neighborhood associations will help promote the classes to neighborhood property owners.	PB&CE (Code Enforcement Division) ERCA; GONA; the Edenvale/Great Oaks Neighborhood Coalition; future Edenvale/Great Oaks Property Association	City budget (for Code Enforcement Division Staff Time); \$600 in one-time discretionary funds (to hire consultant)	Short-term
5. Rehabilitation and maintenance of residential buildings	Reduce blight by rehabilitating and better maintaining residential properties.	Individual property owners	Private resources; City budget (rehabilitation loans and paint grants) Other potential funding sources include Redevelopment Agency Strong Neighborhood Initiative funds.	Short-term to ongoing
6. Property Owners Association	Establish an Edenvale/Great Oaks Property Owners Association consisting of rental property owners.	PB&CE (Code Enforcement Division); PRNS Individual rental property owners.	Private grants	Short-term
7. Tenant workshops	Conduct tenant workshops to teach tenants their rights and responsibilities as renters	PB&CE (Code Enforcement Division)	City budget	Short-term
8. Building and front yard improvements to residential buildings	Conduct simple and relatively inexpensive improvements to buildings and front yards to improve the overall appearance of the area.	PB&CE (Planning Division); Housing; Redevelopment Agency Individual property owners	Private resources; City budget (for paint grants) Other potential funding sources include Redevelopment Agency Strong Neighborhood Initiative program funds.	Short-term to ongoing.

Item	Action	Responsibility	Funding (1)	Timeframe (2)
Visual Blight				
9. Graffiti	Remove graffiti from public and private property in a timely manner	PRNS (Anti-Graffiti Program); Individual residents and property owners; business owners	Private resources; City budget	Ongoing
10. Discourage graffiti through use of anti-graffiti paint and window film and landscaping	Investigate use of anti-graffiti paint, and anti-graffiti window film where appropriate. Conduct landscaping improvements to discourage graffiti.	Redevelopment Agency (Edenvale Shopping Center) Private property owners	Private resources; Redevelopment Funding (Edenvale Shopping Center)	Short to intermediate-term
11. Discourage children from participating in graffiti activity	Invite PRNS to conduct presentations at neighborhood elementary schools to discourage children from participating in graffiti activity	PRNS Oak Grove School District	City budget	Short-term to ongoing
12. Discourage shopping cart theft	Implement measures to discourage theft of shopping carts and investigate new theft prevention systems as they become available.	Albertson's Market, Wal-Mart and other area retailers	Private resources	Short-term to ongoing
13. Offer personal shopping carts at below wholesale cost to neighborhood residents.	Investigate the feasibility of selling personal shopping carts at wholesale cost to neighborhood residents.	Albertson's Market, Wal-Mart and other area retailers	Private resources	Short-term
14. Retrieve stolen shopping carts	Promptly retrieve carts abandoned in the neighborhood.	Albertson's Market, Wal-Mart and other area retailers;	Private resources	Short-term to ongoing
15. Report stolen shopping carts	Contact store managers and inform them of the location of stolen shopping carts.	Residents, property owners, and other community members	Private resources	Ongoing
16. Abandoned and inoperable vehicles	Report and remove abandoned and inoperable vehicles from public streets and inoperable vehicles from front yards.	PBCE (Code Enforcement Division – Vehicle Abatement) Individual residents and property owners	City budget	Ongoing

Item	Action	Responsibility	Funding (1)	Timeframe (2)
17. Remove large commercial vehicles and recreational vehicles from residential streets	Report the illegal parking of large commercial vehicles (10,000 gross pounds or more) or the illegal storing of recreational vehicles on residential streets for more than 72 hours.	PBCE (Code Enforcement Division – Vehicle Abatement); Police Individual residents and property owners	City budget	Ongoing
Infrastructure Maintenance and Improvement				
18. Main and lateral sewer lines	If an odor returns to the area, inspect the City's sewer lines and make needed repairs. In addition, inspect and make needed repairs to lateral lines on private property.	Streets and Traffic (sewer mainlines) Individual property owners (lateral sewer lines)	City budget; private resources	Ongoing
19. Repair of sidewalks, curbs, and gutters	Maintain and repair as necessary	Streets and Traffic; Redevelopment Individual property owners	Private resources; City grants for those property owners that qualify Another potential funding source is the Redevelopment Agency Strong Neighborhood Initiative program funds	Short-term to ongoing
20. Report damaged sidewalks, curbs and gutters.	Damaged sidewalks, curbs, and gutters that are a safety hazard should be reported to the Department of Streets and Traffic.	Streets and Traffic Residents and property owners	City budget (for inspections and noticing by Streets and Traffic)	Ongoing
21. Dead or dying street trees	Remove and replace dead or dying street trees.	Streets and Traffic ERCA; GONA; Individual residents and property owners	\$20,000 in one-time discretionary monies; Mayor's 2000 Trees in the Year 2000 program.	Short-term

Item	Action	Responsibility	Funding (1)	Timeframe (2)
22. Street sweeping	If there is strong resident and property owner support, the Edenvale/Great Oaks Neighborhood Coalition together with the Great Oaks Neighborhood Association should pursue the installation and enforcement of no parking signs to improve street sweeping.	Streets and Traffic Edenvale/Great Oaks Neighborhood Coalition; GONA; individual residents and property owners	City-budget	Short-term
23. Street repair and maintenance	The portion of the revitalization area south of Giraudo Drive will be chip sealed in the spring of 2000. The portion north of Giraudo Drive, including Giraudo Drive, will be chip sealed in the year 2002. Residents and property owners should report all potholes to Streets and Traffic for immediate repair.	Streets and Traffic Residents, property owners, and other community members.	City-budget	Short-term, Intermediate-term and ongoing.
Traffic Congestion				
24. Traffic congestion at neighborhood elementary schools	Explore the possibility of installing loading and unloading areas along streets adjacent to the main entrances of schools. Assign school faculty to direct traffic during the drop off and pick-up of school children.	Streets and Traffic Oak Grove School District (Stipe and Edenvale Schools)	City-budget; School district budget	Short-term
Nuisance Activity				
25. Loitering and Panhandling	Use trespassing and loitering mechanisms to reduce loitering.	Police Individual business and property owners Pet owners	City-budget	Short-term to ongoing
26. Prevent roaming pets	Keep dogs enclosed on private property and walk dogs on leash. Spay or neuter pets.		Private resources	Ongoing

Item	Action	Responsibility	Funding (1)	Timeframe (2)
27. Remove stray or unattended pets	Call Animal Control at the Humane Society to remove stray dogs. Trap stray cats and deliver to the Humane Society or call for pick-up during regular business hours.	Individual residents and pet owners	Private resources; Humane Society budget	Ongoing
28. Purchase cat traps	Investigate and consider purchasing traps to loan to neighborhood residents to catch stray cats in the neighborhood.	Animal Control at the Humane Society	ERCA and GONA budget; private donations or grants.	Short-term
29. Inform residents of need to control and spay or neuter pets.	If the problem with roaming and stray pets continues, distribute a flyer encouraging residents to control pets, providing information on the removal of strays, and on spaying and neutering.	Edenvale Roundtable Community Association; Great Oaks Neighborhood Association	ERCA and GONA budget	Short-term to ongoing
Litter/Community Clean-ups				
30. Illegal Dumping	Contact Streets and Traffic to remove illegally dumped items in the public right-of-way.	Streets and Traffic	City budget	Ongoing
31. Litter along the sidewalk, park strip, and fence on Snow Drive adjacent to Stipe Elementary School.	Litter should be picked up in this location on a routine basis. Students should be discouraged from littering and a trash receptacle should be placed at the Snow Drive entrance to Stipe Elementary School.	Individual residents and property owners Oak Grove School District (Stipe Elementary School)	Stipe Elementary School	Ongoing

Item	Action	Responsibility	Funding (1)	Timeframe (2)
32. Large scale community clean-ups	Establish ongoing regular community clean-up events in both the Edenvale and Great Oaks neighborhoods. The Code Enforcement Division will provide the neighborhood associations with guidance in organizing and running these community led events.	PB&CE (Code Enforcement Division) ERCA; GONA	\$60,000 in one-time discretionary funds; private grants	Short-term to ongoing
33. Garbage management at multi-family properties.	Tenants should keep trash bin lids closed. If necessary, property owners/managers should distribute flyers reminding tenants to do so. If overflowing garbage is a frequent occurrence, the number of trash pick-up days should be increased. Trash enclosures should be constructed and used for the storage of trash bins.	Individual multi-family property owners and tenants	Private resources	Short-term to ongoing
34. Trash Enclosures	Construct trash enclosures at multi-family properties and store trash bins in these enclosures.	Individual multi-family property owners	Private resources	Intermediate-term
NEIGHBORHOOD FACILITIES AND SERVICES				
Great Oaks Park				
35. Replace playground equipment	Consider including this item in the current 5 year capital park improvement budget, work with neighborhood residents and neighborhood associations to determine type of equipment that will best meet the needs of neighborhood children, and ultimately install new equipment.	PRNS	District 2 Construction and Conveyance Taxes	Intermediate-term

Item	Action	Responsibility	Funding (1)	Timeframe (2)
36. Install a public restroom	Consider installing a portable public restroom facility at Great Oaks Park. Consider including facility in the current 5 year capital parks improvement budget.	PRNS	District 2 Construction and Conveyance Taxes	Intermediate-term
37. Improve interior park lighting	Install new park light standards along northern pathway in Great Oaks Park	PRNS	\$48,000 in one-time discretionary funds.	Intermediate-term
38. Improve lighting along perimeter of park	Improve street lighting adjacent to the park by installing higher wattage bulbs on existing light standards and/or by installing new light standards.	Public Works	Source of funding to be identified The Neighborhood Coalition could allocate a portion of the \$70,000 of one-time monies set aside for street lighting improvements to fund this item. Other potential funding sources include Redevelopment Agency Strong Neighborhood Initiative program funds. City budget	Intermediate-term
39. Discourage littering at park	Install multilingual signs to discourage littering. Investigate whether there are a sufficient number of trash receptacles in locations where litter is occurring.	PRNS		Short-term
Public Transit				
40. Improve public transit	As part of the planned extension of route 72 in April 2000, alternate buses will be routed into the Edenvale/Great Oaks Revitalization Area via East Branham Lane and Roeder Road.	Valley Transportation Authority (VTA)	VTA budget	Short-term

Item	Action	Responsibility	Funding (1)	Timeframe (2)
Library Services				
41. New neighborhood library	Explore the possibility of locating the planned new library in or within reasonable walking distance of the Edenvale/Great Oaks Neighborhood Revitalization Area.	San Jose Public Library	City budget	Intermediate to long-term
42. Publicize Bookmobile	Publicize the locations, dates and times of Bookmobile visits.	San Jose Public Library ERCA; GONA; Oak Grove School District (Stipe, Edenvale, Carolyn Davis Schools); the Boys and Girls Club	City budget	Short-term to ongoing
43. Improve accessibility of Eden Palms Bookmobile stop	Improve accessibility of Eden Palms Bookmobile stop by either keeping the Eden Palms pedestrian gates on Bendorf Drive open during the hours of Bookmobile visits or by moving the stop to a more accessible location such as Bendorf Drive.	San Jose Public Library Eden Palms	City budget	Short-term
Child Day Care				
44. Establish additional childcare facilities.	Work with residents and schools to establish additional childcare facilities and programs.	PRNS	City budget	Intermediate-term
45. Smart Start	Explore the development of a Smart Start center in the Edenvale/Great Oaks Neighborhood Revitalization Area.	PRNS	City budget	Intermediate-term

Item	Action	Responsibility	Funding (1)	Timeframe (2)
46. Establish child day care at Stipe Elementary School	Work with a not-for-profit childcare provider to establish a childcare program at Stipe Elementary School	Oak Grove School District (Stipe Elementary School)	Oak Grove School District budget; service fees	Intermediate-term
47. Establish family day care centers in private homes	Individual residents should pursue establishing day care centers in their homes. The Office of Child Care and Youth Services will provide these individuals with assistance and guidance.	PRNS Individual residents	Private resources; City budget	Short to intermediate-term
NEIGHBORHOOD SAFETY				
Crime and Gang Activity				
48. Reduce criminal activity and vandalism	Continue to work collectively to identify the locations and types of criminal activity occurring and to develop strategies to reduce this activity.	Police ERCA; GONA; Oak Grove School District (Carolyn Davis, Stipe and Edenvale Schools; residents and business and property owners)	City budget	Short-term to ongoing
49. Neighborhood Watch	Establish neighborhood watch programs throughout the Edenvale/Great Oaks Revitalization Area	Police (Community Services Division); PRNS ERCA; GONA; neighborhood residents	City budget	Short-term

Item	Action	Responsibility	Funding (1)	Timeframe (2)
50. Gang activity.	Report gang activity immediately to the Police Department. Contact Youth intervention services to provide mediation services if necessary, and to conduct presentations in neighborhood schools to discourage participation in gang activity.	Police; PRNS Individual parents; residents; Oak Grove School District	City budget	Ongoing
51. Recreation and enrichment activities for neighborhood youth.	Continue to promote existing after school programs to area youth.	PRNS ERCA; GONA; individual parents Oak Grove School District (Carolyn Davis, Stipe and Edenvale Schools); Boys and Girls Club	City budget; Private funding sources, Oak Grove School District budget.	Short-term to ongoing
52. Participation of neighborhood youth in neighborhood association efforts and activities.	Provide neighborhood children with opportunities to create and participate in neighborhood association efforts, activities and events.	ERCA; GONA	ERCA budget; GONA budget; private grants	Short-term to ongoing
Traffic and Pedestrian Safety				
53. Enforcement of speed limits on neighborhood streets.	Continue intensive enforcement of speed limits on identified neighborhood streets. Institute the Neighborhood Automated Speed Compliance Program on Azucar Avenue and Snow Drive on a regular and continuing basis.	Police; Streets and Traffic	City budget	Short-term to ongoing
54. Street Trees	Plant street trees on Azucar Avenue and Snow Drive to reduce motor vehicle speeds and to improve the appearance of these streets	Streets and Traffic; PRNS ERCA; GONA; residents and property owners along Snow Drive and Azucar Avenue	\$25,000 in one-time discretionary funds; Mayor's 2000 Trees in the Year 2000 program.	Short-term

Item	Action	Responsibility	Funding (1)	Timeframe (2)
55. Street signs to discourage speeding	Install street signs to discourage speeding on streets identified as having a problem with speeding motorists.	Streets and Traffic	City budget	Short-term
56. Private front yard signage to discourage speeding	Develop temporary signs to discourage speeding that residents and property owners can place on their front lawns.	ERCA; GONA; residents and property owners.	Private sources	Short-term
57. Install four-way stop signs at identified locations	Four-way stop signs at the intersections of Roeder Road and Azucar Avenue, Whirlaway and Discovery Avenues, Grey Ghost and Discovery Avenues and Carryback and Azucar were determined not to be warranted. These "not warranted" findings can be appealed to the Traffic Appeals Commission.	Streets and Traffic The Edenvale/Great Oaks Neighborhood Coalition; ERCA; Edenvale residents	City budget No funding required for appeal.	Short-term
58. Conduct four-way stop sign warrant studies	Conduct a four-way stop warrant study for the intersections of Snow and Ella Drive and Snow and War Admiral Drive.	Streets and Traffic	City budget	Short-term
59. Improve line-of-sight at neighborhood intersections.	Conduct measures to improve the line-of-sight at neighborhood intersections without four-way stop signs.	Streets and Traffic	City budget	Short-term
60. Replace faded and damaged stop signs.	Survey for and replace as necessary faded and damaged stop signs.	Streets and Traffic	City budget	Short-term
61. Discourage jaywalking along Monterey Highway	Install fencing and landscaping within median of Monterey Highway across from southbound bus stop.	Redevelopment Agency; Public Works; Streets and Traffic Caltrans	Redevelopment funding	Intermediate term

Item	Action	Responsibility	Funding (1)	Timeframe (2)
62. Adult crossing guards	Conduct warrant study for adult crossing guards at the intersections of Snow Drive and Savstrom Way, and East Branham Lane and War Admiral Avenue	Streets and Traffic Oak Grove School District (Stipe Elementary School)	City budget	Short-term
63. Educate school children on pedestrian and bicycle safety	Conduct annual classes at Stipe and Edenvale Elementary Schools to teach students pedestrian and bicycle safety.	Police – School Safety Unit Oak Grove School District (Edenvale and Stipe Elementary Schools)	City budget	Short-term to ongoing
Lighting				
64. Streetlights	Improve street lighting at identified locations by installing new streetlight standards and/or increasing wattage on existing light standards.	Public Works	Community Development Block Grant (For the Edenvale neighborhood); \$70,000 in one-time discretionary funds (for area wide improvements) Other potential funding sources include Redevelopment Agency Strong Neighborhood Initiative program funds and an additional Community Development Block Grant.	Short-term to intermediate-term
65. Street tree trimming	Structurally trim street trees in both the Edenvale and Great Oaks neighborhood to improve street lighting and maintain the health of street trees.	Streets and Traffic	City budget; \$25,000 in one-time discretionary funds.	Short-term

Item	Action	Responsibility	Funding (1)	Timeframe (2)
NEIGHBORHOOD LAND USE AND PARKING				
Land Use				
66. Edenvale Shopping Center	Collaborate with the residents of the surrounding neighborhoods to develop a redevelopment plan for the Edenvale Shopping Center. Explore the feasibility of developing high density housing with ground floor retail and a childcare center at the shopping center.	Redevelopment Agency	Redevelopment Funding	Intermediate-term
67. New development	Ensure that any new development in or adjacent to the Edenvale/Great Oaks Neighborhood Revitalization Area is of a type, design, and scale that is compatible with the surrounding neighborhoods.	PB&CE	City budget	Ongoing
Parking				
68. Inoperable and abandoned vehicles in the public right-of-way	Report and remove inoperable and abandoned vehicles from public streets to increase supply of on-street parking spaces for residents	PB&CE (Code Enforcement - Vehicle Abatement Unit) Individual residents and property owners	City budget	Ongoing
69. Off-Street Parking	Review existing parking and circulation at apartment buildings to determine if the parking areas can be redesigned to increase the number of parking spaces.	PBCE (Planning Division) Multi-family property owners	City budget; private resources	Short-term
70. Front yard paving	On residential properties, remove portions of front yard paving not used as driveways and install landscaping	PB&CE (Code Enforcement) Individual property owners	City budget; private resources	Short to intermediate-term

Item	Action	Responsibility	Funding (1)	Timeframe (2)
NEIGHBORHOOD ORGANIZATION AND PARTICIPATION				
New Neighborhood Organizations				
71. Great Oaks Neighborhood Association	Continue to assist with the development of the new Great Oaks Neighborhood Association.	PRNS	City budget	Short-term
72. Edenvale/Great Oaks Neighborhood Coalition	Establish an Edenvale/Great Oaks Neighborhood Coalition to oversee implementation of the Neighborhood Revitalization Plan	PRNS ERCA; GONA; El Comite Hispano; Stipe and Edenvale Elementary Schools; Christ the King Church; property owners and residents	\$50,000 in one-time discretionary funds	Short-term
Neighborhood Association Community Centers				
73. Great Oaks Community Center	Develop a community facility in the Great Oaks neighborhood. Investigate the feasibility of locating this facility in Great Oaks Park and at Stipe Elementary School.	PRNS GONA; Edenvale/Great Oaks Neighborhood Coalition Oak Grove School District (Stipe Elementary)	\$200,000 in one-time discretionary funds	Intermediate-term
74. Edenvale Roundtable Community Association Center	Replace the existing Edenvale Roundtable Community Association Center with a new portable facility.	PRNS ERCA; Edenvale/Great Oaks Neighborhood Coalition	\$80,000 in one-time discretionary funds	Short-term

<i>Neighborhood Participation and Sense of Community</i>					
75. Increase Community Outreach	ERCA should continue with its ongoing efforts to increase community participation. GONA should publish a multilingual newsletter, and, together with the Edenvale/Great Oaks Neighborhood Coalition, should organize and hold community events. Both GONA and ERCA should coordinate with the School District to distribute information and newsletters through school children as a means to reach neighborhood parents.	PRNS ERCA; GONA; Edenvale/Great Oaks Neighborhood Coalition	City budget; \$50,000 in one-time discretionary money (this money was designated, in part, for community outreach by the Edenvale/Great Oaks Neighborhood Coalition).	Short-term to ongoing	
76. Community information bulletin boards	Install a community bulletin board at Great Oaks Park, Stipe and Edenvale Elementary Schools, along Roundtable Drive and at the Edenvale Shopping Center.	PRNS; Redevelopment Agency ERCA; GONA	\$3,200 in one-time discretionary funds; Redevelopment funds (for bulletin board at the Edenvale Shopping Center).	Short-term and intermediate-term (for permanent sign at Edenvale Shopping Center)	
77. List of available neighborhood services	Develop and distribute a list of services available to the Edenvale and Great Oaks neighborhoods.	PRNS Edenvale/Great Oaks Neighborhood Coalition; ERCA; GONA; rental property owners and managers.	City budget A portion of the \$50,000 of one-time funds allocated for community outreach.	Short-term	

Notes:

1. Funding sources that are, or will be, available through special programs for specific action items are noted. Action items that must rely on the City Budget for implementation will be competing for limited program funds in most cases and funding may not be guaranteed.
2. Short-term = 18 months or less
Intermediate-term = 18 months to 5 years
Long-term = 5 or more years

SUGGESTED IMPROVEMENTS TO RESIDENTIAL PROPERTIES

Improving the appearance of the residential properties, in particular the multi-family and duplex properties, will contribute significantly to improving the overall appearance of the neighborhoods and improving residents' and others' perception of the area. To this end, this Plan suggests relatively inexpensive and modest front yard and façade improvements to enhance the appearance of the multifamily and duplex properties in both the Edenvale and Great Oaks neighborhoods. It should be noted that multi-family properties – properties with two or more units - are required to obtain development permits from the Department of Planning, Building, and Code Enforcement for most front yard and exterior building improvements. Property owners should contact the Planning Division to determine what, if any, permits are needed for proposed property improvements.

While funding for the front yard and building façade improvements described below are expected to come largely from private sources, City of San Jose Housing rehabilitation loans could contribute to such front yard and façade improvements if these improvements are incidental to basic health and safety repairs. In addition, property owners with eligible properties could also fund the repainting of their rental properties through the Housing Department's paint grant program.

Recommended Improvements to Multi-Family Properties

Suggested improvements to multi-family properties are primarily directed to the three and four unit properties located on or in the vicinity of Roundtable Drive in the Edenvale Neighborhood and on Snow Drive and War Admiral Way in the Great Oaks Neighborhood. While overall, the maintenance and appearance of these multi-family properties have improved in recent years, many are still in need of improvement. For illustrations of the site improvements recommended below refer to Figures A-2 and A-3 in this Appendix and to Figure 10 in the Improvement Plan Chapter.

- *Landscaping*

Many of the multifamily properties in the Edenvale and Great Oaks neighborhoods have exposed dirt or dried grass in the front yard and in the park strips (the area intended for landscaping between the sidewalk and the curb). In addition, some properties have paved parkstrips and excessive pavement in the front yard. Property owners are encouraged to contribute to neighborhood quality by maintaining and improving existing landscaping and by installing additional landscaping in those areas containing exposed dirt.

Property owners are also encouraged to remove excessive paving from their sites, especially in the parkstrip and in the front setback area, and to replace paving with landscaping. Landscaping should consist not only of a groundcover such as grass, but should consist also of trees, shrubs and other plantings in appropriate locations. If a given property does not have street trees in the parkstrip, property owners are encouraged to plant them. Property owners should contact the

EDENVALE/GREAT OAKS NEIGHBORHOOD REVITALIZATION PLAN

City Arborist for a list of recommended plant materials before any changes are made in the parkstrip.

- *Pedestrian Pathways and Front Yard Fencing*

Property owners are encouraged to install wrought iron or tubular steel fences and gates in the front yard for several reasons: to provide definition to entryways; to further define public and private space; to provide a protected outdoor area for use by tenants; and to discourage tenants from parking in the front yard. Front yard fencing should not exceed 3' in height.

Property owners are also encouraged to install pathways that connect building entryways to the adjacent sidewalk, allowing tenants to access their units without having to walk across front yard landscaping or along vehicular driveways. Pathways should be constructed of concrete or brick, or other decorative and durable materials.

- *Building Improvements*

Many of the fourplexes, particularly those along Roundtable Drive, are boxy in appearance and have plain facades. To add visual interest, property owners are encouraged to add vertical and/or horizontal trim elements to blank facades, including around windows and doors, and at building edges and between floors. The addition of window awnings or trellises at entryways or over patios can also improve the appearance of a building. Another recommended technique to add visual interest is to paint building facades using two or more colors. Some alternatives are to paint trim elements a separate color from walls and/or to paint individual floors different but complimentary colors or shades of the same color.

- *Parking and Circulation Areas*

Property owners are encouraged to maintain, repair, and repave driveways on a consistent basis with durable materials, preferably asphaltic concrete. As much as possible, these improvements should be coordinated with other property owners who have easement rights on these driveways. Parking areas should be clearly demarcated and configured to distinguish them from other spaces and to ensure that traffic flow is not impeded. Property owners, especially those in the larger multi-family complexes, are encouraged to investigate redesigning parking areas to determine if additional off street parking spaces can be created. Planning Division Staff can provide guidance and assistance with the redesign of parking areas.

- *Trash Enclosures*

Property owners are encouraged to build trash enclosures in the rear of their properties to contain their property's trash receptacles. Trash enclosures not only create a more attractive environment but can also discourage illegal dumping. Trash enclosures should not be constructed of chain link or wood fencing, but should be constructed of more durable materials such as masonry or concrete.

Recommended Front Yard Improvements to Duplex Properties

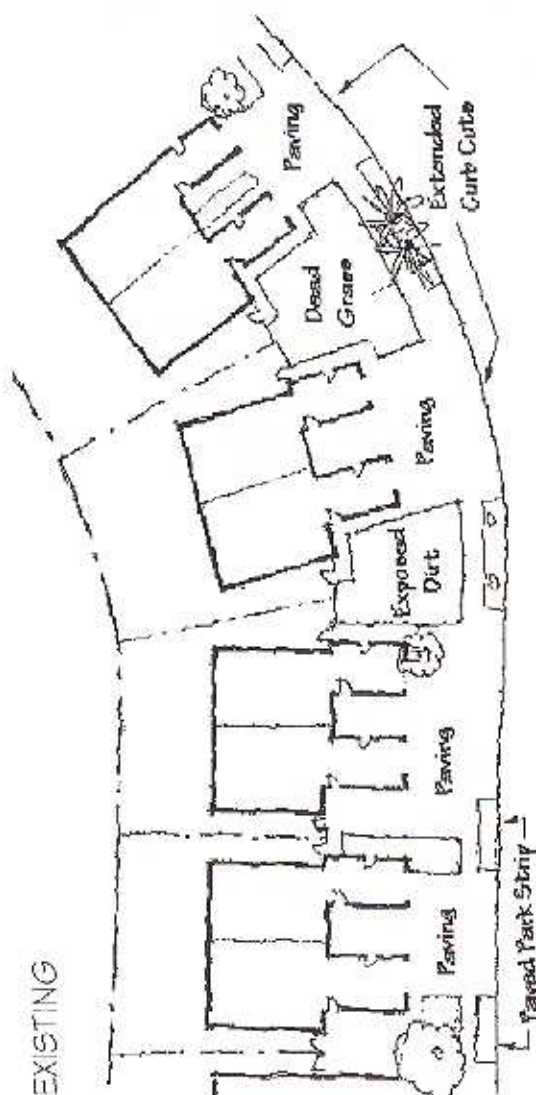
A number of front yard improvements are also suggested for duplex properties in the Edenvale and Great Oaks neighborhoods. These duplexes are located primarily in the southern portion of the Great Oaks neighborhood on Snow and Battle Dance Drives and in the Edenvale neighborhood on or in the vicinity of Roundtable Drive.

In many locations, duplex owners have paved all or most of the front yard area to allow for more tenant parking and to reduce maintenance costs. This has led to a rather bleak and uninviting streetscape, dedicated primarily for the parking of motor vehicles. To improve the appearance of the streetscape, property owners are encouraged to remove paving from park strips and from front set back areas not needed for driveways, and to install landscaping. Landscaping should consist not only of a groundcover such as grass but should consist also of trees, shrubs and other plantings in appropriate locations. If street trees are not present, property owners are also encouraged to plant street trees in the parkstrip.

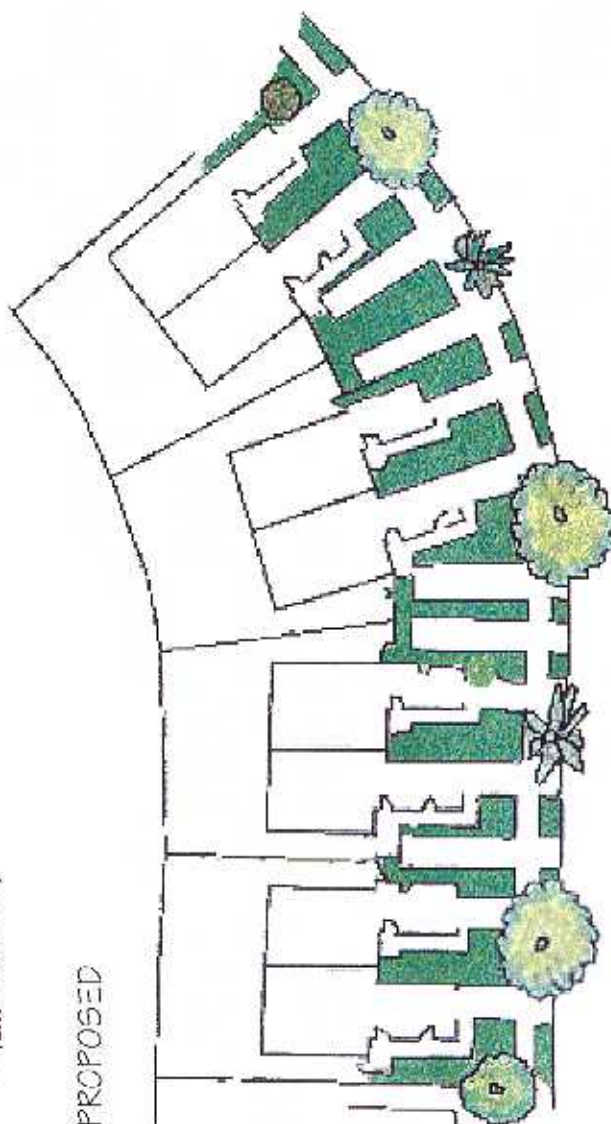
To further facilitate space for landscaping in the front yard, the existing curb cut, which often runs the length of four parking spaces, should be replaced with individual curb cuts for each driveway. These individual curb cuts should be limited to approximately one car in width. Property owners will need a permit from the Department of Public Works to construct new curb cuts. Multi-family and duplex owners should also be aware that paving in front yards, other than for driveways, is contrary to City Policy and that properties having paving in the front yard, other than driveways, may not have permits for this paving. For illustrations of recommended driveway design changes and front yard landscaping improvements refer to Figure 11 in this Appendix and to Figure A-1 in the Improvement Plan Chapter.

Figure A-1: Suggested Front Yard Improvements to Duplex Properties

EXISTING



PROPOSED



- Plant additional street trees
- Landscape parking strips
- Create distinct parking areas
- Improve and/or add front yard landscaping
- Construct individual curb cuts for each driveway

Figure A-2: Suggested Improvements to a Fourplex Property

EXISTING



PROPOSED

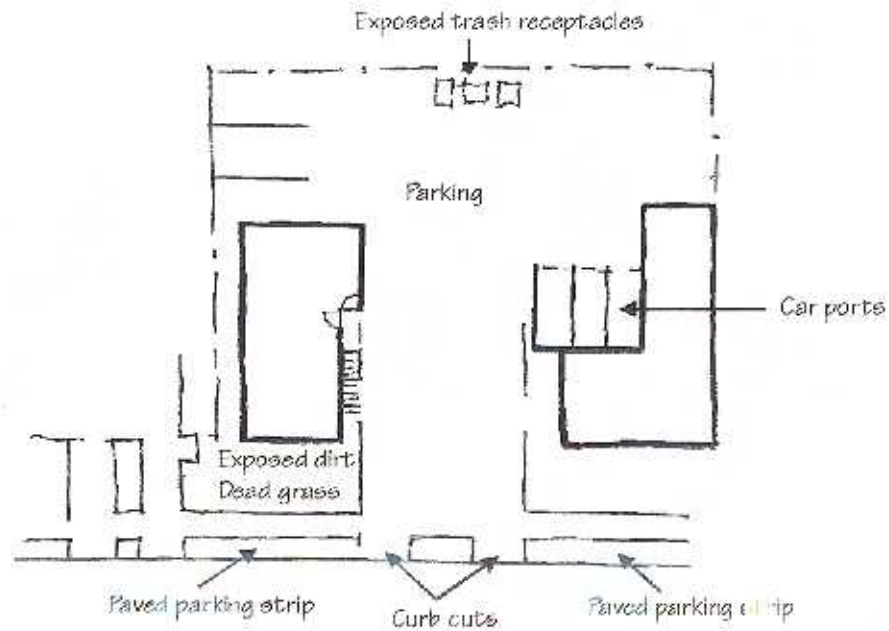


- INSTALL LANDSCAPING IN THE FRONT SETBACK AREA, IN PARK STRIPS AND ALONG BUILDINGS
- INSTALL WROUGHT IRON OR TUBULAR STEEL FENCING IN THE FRONT YARD
- MINIMIZE PAVING AND REDUCE THE NUMBER OF CURB CUTS BY CREATING A SHARED DRIVEWAY WITH THE ADJACENT FOURPLEX
- PROVIDE TRASH BIN ENCLOSURES
- INSTALL DISTINCT WALKWAYS FROM SIDEWALK TO BUILDING ENTRYWAYS

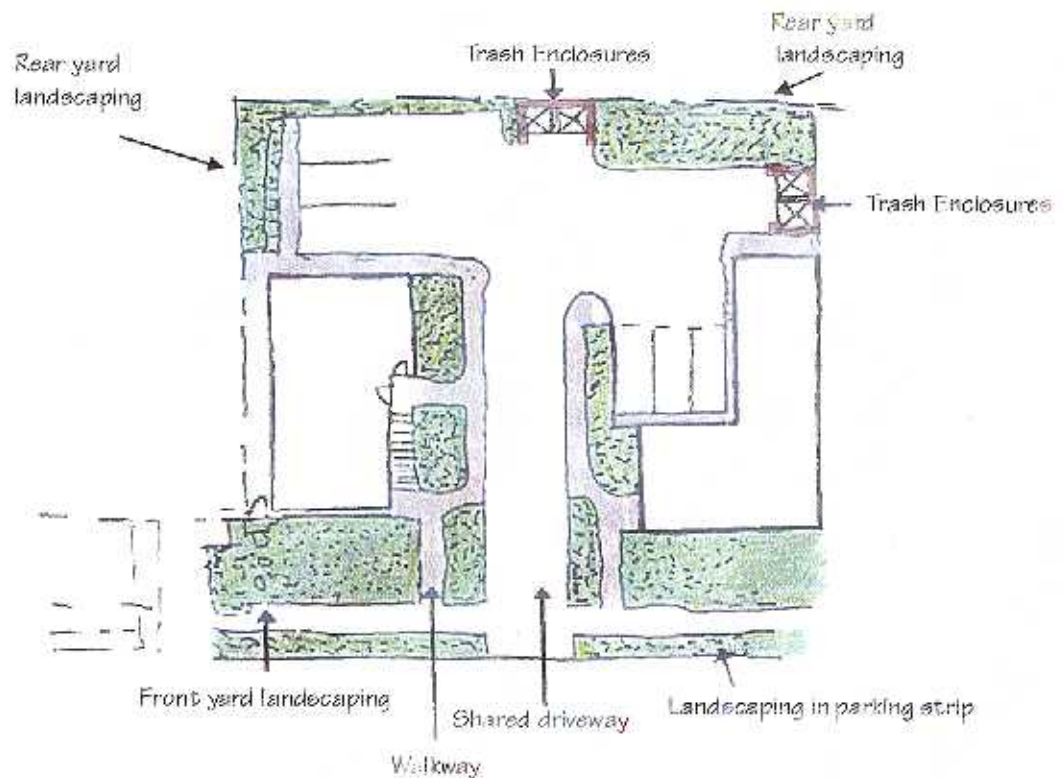
EDENVALE/GREAT OAKS NEIGHBORHOOD REVITALIZATION PLAN

Figure A-3: Site Plan Illustrating Suggested Improvements to Fourplex properties

EXISTING



PROPOSED



ACKNOWLEDGEMENTS

The following people are gratefully acknowledged for providing valuable assistance in the development of the *Edenvale/Great Oaks Neighborhood Revitalization Plan*:

Edenvale/Great Oaks Neighborhood Revitalization Advisory Group

Councilmember Charlotte Powers, Co-Chair
Dan Schipper, Co-Chair
Kenneth Angerina, Property Owner
Hadie Lane, Property Owner
John Lane, Property Owner (alternate)
Raul Rincon, Property Owner
Dick Chambers, Edenvale Resident (alternate)
Dennis McKinney, Property Manager
Judy Purrington, Edenvale Roundtable Community Association
Julie Penc, Stipe Elementary School
Patsie Storie, Stipe Elementary School (alternate)
Joe Martinez, Edenvale Resident
Maria Manzo, El Comite Hispano
Joe Manzo, Principal, Stipe Elementary School
Debbie Padilla, Great Oaks Resident
Fred McCasland, Boys and Girls Club
Seralina Dumalanta, Christ the King Church
Jill Smith, Coyote Home Owners Association
Margaret Costa-Walke, Coyote Home Owners Association (alternate)
Gary Jones, Edenvale Roundtable Community Association
Gilda Carlsen, Edenvale Roundtable Community Association
Robert Topf, Principal, Edenvale Elementary School

Mayor and City Council

Mayor Ron Gonzales
Linda LeZotte, District 1
Charlotte Powers, District 2
Cindy Chavez, District 3
Margie Mathews, District 4
Manny Diaz, District 5
Frank Fiscalini, District 6
George Shirakawa, Jr., District 7
Alice Woody, District 8
John Diquisto, District 9
Pat Dando, District 10

Department of Planning, Building and Code Enforcement

James R. Derryberry, Director
Kent Edens, Deputy Director
Patricia Colombe, Principal Planner
Michael Flores, Senior Planner
Michael Brilliot, Senior Planner
Tom William, Code Enforcement Officer
Tara Kelly, Planner I
Benjamin Corrales, Planning Technician
Suparna Saha, Planning Technician
Roland White, Planning Technician
Clare Campbell, Planning Technician

Department of Parks, Recreation, and Neighborhood Services

Mark Linder, Director
Margaret Cohen
Maria De Leon
Shirley Mamuyac
Servando Perez
Greg Cajina
Michelle Khanbabian
Terry Eberhardt
Todd Capurso
Deborah Simon

EDENVALE/GREAT OAKS NEIGHBORHOOD REVITALIZATION PLAN

Public Works Department

Fred Moezzi

Greg Jobe

Police

Sergeant Art Flores

Valley Transportation Authority

Bill Capps

Oak Grove School District

Linda Ullah, Edenvale School

Merle Smith, Former Principal of Edenvale
School

Wal-Mart

Don Wallis

Edenvale/Great Oaks Neighborhood Revitalization Plan Technical Advisory Committee

Julia Abdala, Housing

Jeff Rickle, Police

Diane Johnson, Code Enforcement

Cleon Jeanette Eccles, Code Enforcement

Lori Popovich, Streets and Traffic

Brad Brown, Parks Planning - PRNS

Dennis Tam, Public Works

Lindsey Foncik, Redevelopment Agency